



The Black Barn
Calcutt Heights Farm | Stockton | Warwickshire | CV23 8HY

THE BLACK BARN





KEY FEATURES

A simply outstanding example of a Class Q barn conversion, with excellent environmental credentials, offering close to 5,000 sq ft of luxurious accommodation, set within a generous plot with far-reaching countryside views.

Accommodation Summary

The Black Barn was completed in 2021 by the current owner, who has created a truly impressive architectural home with exceptional vision and meticulous attention to detail. Designed with contemporary living in mind, the property combines striking aesthetics with excellent energy efficiency, featuring underfloor heating throughout, triple-glazed windows, an MVHR system (mechanical ventilation with heat recovery) and an air source heat pump.

The accommodation is both extensive and versatile. To the first floor are four beautifully appointed double bedrooms, each benefitting from access to external balconies with stunning rural views, alongside a luxurious family bathroom and an exceptional principal suite with dressing room and en-suite bathroom.

The ground floor provides superb open-plan living, centred around a stunning kitchen/family room, complemented by a separate sitting room, a secondary kitchen, shower room, utility room, games room, home office, and an optional fifth bedroom. The property sits within a plot of approximately half an acre, with thoughtfully designed outdoor entertaining areas including a large terrace and outdoor kitchen.

Ground Floor

The ground floor offers impressive proportions, beginning with a striking entrance hall featuring attractive tiled flooring and a large sliding door opening into the games room, which enjoys a vaulted ceiling and windows overlooking the forecourt.

To the rear of the property is a practical suite of rooms including a boot room, utility room, plant room and a well-appointed ground floor shower room. The sitting room is a stylish and comfortable space, complete with a contemporary media wall, ethanol fireplace and sliding doors opening to the side gardens.

The heart of the home is the exceptional kitchen/family room, designed for both everyday living and entertaining. This space features expansive glazed sliding doors framing breathtaking countryside views, alongside a high-specification kitchen fitted with a range of AEG ovens, induction hob, two-ring gas hob with inverted extractor, and a substantial central island. A bespoke bar area sits at the entrance, while discreet pocket doors lead through to a separate home office and further 'secret door' leads to a secondary kitchen, perfect for hosting large parties. Large sliding glazed doors provide panoramic views and can open fully in the summer months for family entertaining.

A further versatile room, currently used as a music room, offers potential as a fifth bedroom and is conveniently positioned adjacent to a cloakroom, providing scope to create an en-suite if desired.









SELLER INSIGHT

“ From the very beginning, it was the setting that drew us in. The views across the surrounding landscape are simply breathtaking, and combined with the quiet lane access, it offered a real sense of escape. At the same time, we could immediately see the potential to create something truly special, a home that would make the very most of its remarkable position.

Living here, it's the ever-changing outlook that continues to captivate us. Every room frames a different perspective of the landscape, so wherever you are in the house, you feel connected to the outdoors. Even on cooler or quieter days, there's something incredibly special about sitting inside and watching the seasons change.

The kitchen has become the natural heart of the home, a generous, sociable space that's perfect for entertaining. In the summer months, opening the large sliding doors completely transforms the space, seamlessly blending inside and out, while in the colder months it remains just as inviting, offering a warm and comfortable place to enjoy the views from within.

The house itself has been thoughtfully designed, with a real focus on quality and detail. High-spec materials, bespoke joinery and clean architectural lines all contribute to a home that feels both contemporary and welcoming. The open-plan layout creates a wonderful sense of flow, while still offering the flexibility to close off spaces when a little more privacy is needed.

It's a home that works effortlessly for family life. There's plenty of room for everyone to enjoy their own space, alongside expansive areas that bring people together, whether for everyday living or larger gatherings with friends and family.

Outside, the gardens have been just as important to us. Different seating areas allow you to follow the sun throughout the day, whether you're looking for a quiet spot in the shade or somewhere to sit and take in the views. The lawn has been perfect for games and family time, while the outdoor kitchen has made entertaining outside a real pleasure.

One of our most memorable moments here was celebrating a milestone birthday in the garden shortly after the house was completed. It was a wonderful way to share the space with friends and family and to reflect on everything we had created.

Despite its peaceful, almost rural feel, the location is incredibly convenient. The nearby village is just a short drive away, offering a well-stocked shop and a welcoming pub, while schools and everyday amenities are all easily accessible. It's a rare balance, feeling completely removed from the hustle of daily life, yet still being within easy reach of everything you need.

For anyone moving here, our advice would be simple: make the most of the outdoor space. Invest in comfortable seating, enjoy long afternoons and evenings outside, and take in the views. In the winter months, make the most of them from indoors, where they're just as special.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Second Floor

A bespoke staircase with a striking glazed canopy and feature glass floor leads to the first floor, flooding the space with natural light.

The principal bedroom suite is a standout feature, enjoying access to a private balcony with spectacular views. The room features a dramatic sloped ceiling with exposed steelwork, a well-fitted dressing room with bespoke cabinetry, and a luxurious en-suite bathroom with freestanding slipper bath, walk-in shower, vanity basin and WC.

The remaining bedrooms are equally well presented. Bedroom two enjoys similar far-reaching views and includes fitted wardrobes. Bedrooms three and four are both generous doubles, each with built-in storage and access to balconies overlooking open countryside. Bedroom four also benefits from its own WC and wash basin.

Underfloor heating runs throughout the first floor, enhancing comfort and efficiency.











Outside

The Black Barn occupies a plot of approximately half an acre, enjoying uninterrupted countryside views in all directions. A gated entrance leads to a generous driveway providing ample off-road parking.

The gardens have been thoughtfully landscaped to maximise the setting, with both rear and side aspects designed to capture the views. A large, raised terrace extends from the kitchen/family room, creating an ideal space for entertaining, complemented by a fully equipped outdoor kitchen.

The grounds also feature a lawned garden, attractive stone gabions, and a timber outbuilding positioned near the boundary.









LOCATION

Stockton is a well-established Warwickshire village located around two miles north-east of Southam and approximately eight miles south-west of Rugby, making it a popular choice for those seeking a balance between rural living and accessibility. With a population of just over 1,500, it offers a friendly, community-led atmosphere while still providing a useful range of everyday amenities.

The village has an interesting history, first recorded in the 13th century, with its name thought to mean a “fenced enclosure.” It remained a small agricultural settlement for centuries before expanding significantly during the 19th Century there was a discovery of Blue Lias limestone, which led to the development of lime and cement industries in the area. This industrial heritage is still evident today in the surrounding landscape, particularly the former quarries, now known locally as the “Cally Pits.”

Today, Stockton is largely a commuter village, appealing to buyers who want countryside surroundings without feeling isolated. It benefits from a range of local amenities including a village shop with post office, primary school, pub, café, sports clubs and a well-used village hall, giving it more day-to-day convenience than many smaller villages nearby.

The village also enjoys excellent access to the surrounding road network, sitting just off the A426, with regular bus services linking it to Leamington Spa and Rugby. Nearby Rugby provides direct mainline rail services to London, making the area attractive for commuters.

For those who enjoy the outdoors, Stockton is particularly well placed. The nearby Grand Union Canal offers scenic walking and cycling routes, while the former quarry areas have been transformed into wildlife-rich nature reserves, known for rare species and open green spaces.

Overall, Stockton offers a strong combination of village amenities, historical character and countryside surroundings, making it a highly practical yet attractive location for families and buyers looking for a well-connected Warwickshire village.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – B

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Steel frame, timber insulated panels, zinc cladding

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Septic tank. There will be maintenance costs involved – please contact the agent for more information.

Heating – Air source heat pump

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 4+ cars.

Special Notes – The property is subject to restrictive covenants, rights, and easements. The property is served by a private drainage system. There is an approximate annual cost of £160.00 for the emptying and maintenance of the septic tank. Please contact the agent for more information.

Total Internal Floor Area – 4819 sq ft

Planning Permission:

Planning permission has been granted for a side extension to incorporate a gym and garage (Reference: R23/0776). Full details can be found on the Rugby Borough Council planning portal. The permission is valid until 7th January 2027.

Directions – Postcode CV23 8HY

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714 515484 & Claire Funnell 07894 561313

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

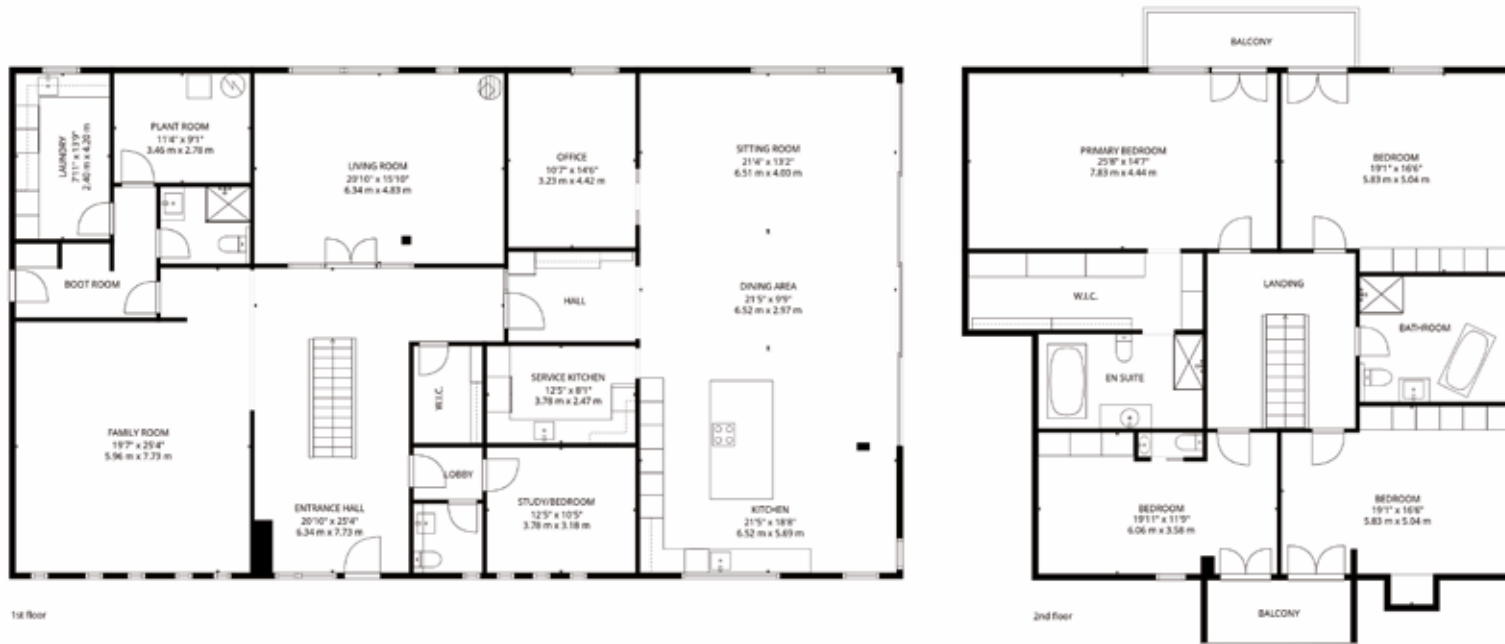
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





TOTAL: 4819 sq. ft, 448 m2
 1st floor: 3047 sq. ft, 283 m2, 2nd floor: 1772 sq. ft, 165 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	96 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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