



The Byre, Brook End Barns, Brook End, Hurley, CV9 2JP

HOWKINS &
HARRISON

The Byre, Brook End Barns,
Brook End,
Hurley, CV9 2JP

Guide Price: £650,000

Set within the attractive rural hamlet of Brook End and offered for sale with no upward chain, The Byre is a beautifully positioned barn conversion forming part of a small gated courtyard setting, surrounded by open countryside. Extending to 1558 sqft of accommodation, the property combines character, space and flexibility. The accommodation is well arranged and flows naturally throughout, with an impressive living room featuring timber beams, a log-burning stove and doors opening onto the courtyard garden. This leads through to a spacious kitchen/diner, with further access into a bright and characterful orangery with oak framing and garden access. Also to the ground floor is a versatile bedroom/study with its own en suite shower room, ideal for guests or home working. To the first floor, a central landing gives access to three further bedrooms, including a superb 20ft principal bedroom with en suite facilities, alongside two additional well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a private, low-maintenance courtyard garden with paved seating areas. The property also benefits from allocated parking along with a detached garage.



Location

The Byre is situated within the small rural hamlet of Brook End, on the edge of the popular village of Hurley in North Warwickshire. Surrounded by open countryside, the setting offers a peaceful and semi-rural lifestyle whilst remaining conveniently placed for everyday amenities. Hurley itself provides a village shop, public houses and primary schooling, with a wider range of facilities available in nearby Atherstone and Tamworth. The location is ideal for those seeking countryside living with accessibility, benefitting from excellent road links via the A5, M42 and M6, providing convenient access to Birmingham, Coventry and the wider Midlands.

Travel Distances

Atherstone – 3 miles

Tamworth – 6 miles

Nuneaton – 8 miles

Birmingham City Centre – 20 miles

Coventry – 20 miles

A5 – 2 miles

M42 (J10) – 4 miles

M6 (J4) – 8 miles

Atherstone Railway Station – 3 miles (services to Birmingham and London)

Birmingham Airport – 18 miles



Accommodation Details - Ground Floor

Entering through the main front door, you are welcomed into the living room, a generous and inviting reception space featuring exposed timber beams, a log-burning stove and bi-folding doors opening directly onto the courtyard garden, creating a seamless connection between inside and out.

From here, the accommodation flows through to the kitchen/diner, a spacious and well-appointed room fitted with a range of modern units, granite work surfaces, a central island and range-style cooker, offering ample space for both cooking and dining. The kitchen/diner in turn leads into the orangery, a particularly attractive addition with exposed brickwork, oak framing and roof glazing, along with doors opening out to the garden.

The ground floor also benefits from a versatile bedroom/study, ideal for use as a guest bedroom or home office, served by its own en suite shower room. A useful cupboard is located off the central area, with stairs rising to the first floor.

First Floor

To the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is an impressive principal room with exposed beams and fitted storage, complemented by an en suite shower room. There are two further well-proportioned bedrooms, with bedroom two also benefitting from fitted storage. The family bathroom is fitted with a bath, wash hand basin and WC.





Outside

Externally, the property enjoys a private courtyard-style garden with paved seating areas, low-maintenance lawn sections and established planting. The property is set within a gated courtyard setting and benefits from a single garage and allocated parking.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Attractive barn conversion in rural hamlet
- Gated courtyard setting with countryside surroundings
- Offered for sale with no upward chain
- Approx. 1,558 sq ft accommodation
- Impressive living room with log burner
- Spacious kitchen/diner with central island
- Characterful orangery with garden access
- Versatile ground floor bedroom with en suite
- Three further first floor bedrooms
- Garage and allocated parking within courtyard





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

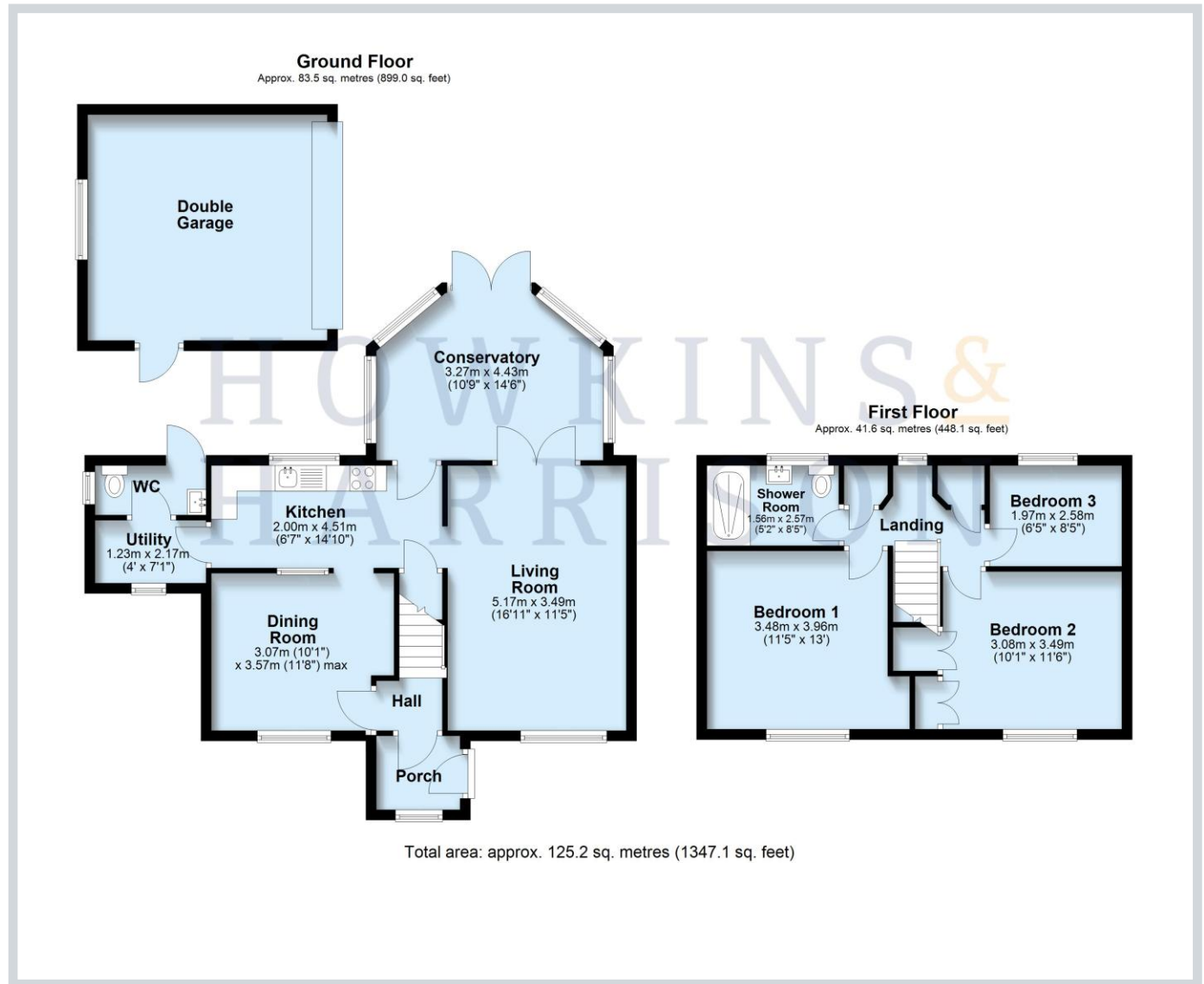
Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
 Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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