



**The Stables Bull Ring Farm Road Harbury
Three Bedroom Barn Conversion
Offers Over £450,000**



The Stables The Bull Ring Harbury CV33 9EZ

What3Words – Fidelity Bikers Revise

The Stables is a bespoke barn conversion situated in a private shared courtyard, once part of the grounds of Harbury Hall. This character property offers a quieter more private location whilst being just a short walk to the village centre and amenities. Providing a lovely sitting room with wood burner effect gas fire, breakfast kitchen, three bedrooms with en-suite to bedroom one, bathroom and conservatory. The rear garden is low maintenance with views of the open countryside.

Breakfast Kitchen 14' 4" x 9' 8" (4.38 x 2.95)

A traditional cottage style kitchen with cream timber cabinets and oak worktops. Bib taps and upstands on inset Belfast sink with window over and Roman blind and outlook to rear garden. A Stylish Lofra Range oven with five burner hob, with extractor over, tiled splashbacks and inset shelving. Integrated appliances include full height fridge/freezer, dishwasher and space for a washing machine. There are Velux windows tiled flooring and ample space for a dining table. A stable door leads out to the conservatory, and a further separate doorway leads through to the sitting room.

Sitting/Dining Room 18' 3" x 14' 8" (5.55 x 4.48)

A feature fireplace is the focal point with a wood burner effect gas fire, inset on a grey stone hearth and attractive red brick chimney breast with inset oak mantel. There are French doors to the front aspect and downlighting with Velux windows with fitted blinds, providing additional natural light. A stone step leads up the hallway and bedrooms.





Bedroom Three 10' 11" x 9' 10" (3.34 x 2.99)

With pendant light fitting, outlook to front aspect with blinds to windows and further openers to ceiling.

Bedroom Two 10' 11" x 9' 11" (3.33 x 3.01)

With three-way light fitting, outlook to front aspect with blinds to windows and access to loft.

Bathroom

Having white contemporary suite with chrome furniture comprising bath with mixer tap, low level WC with push button flush, oval wash hand basin on pedestal with mixer tap and tiled splash backs. Openers to ceiling, and downlighting.



Bedroom One 13' 4" x 10' 6" (4.06 x 3.20)

With integrated wardrobe, three-way light fitting and windows to front aspect having additional window shutters and openers to ceiling.

Ensuite

With white suite comprising shower cubicle with Victorian style shower head, low level WC with push button flush, wall hung wash hand basin with chrome mixer tap and tiled splash back with windows at higher level, down lights and chrome heated towel rail.

Conservatory 16' 8" x 8' 6" (5.02 x 2.59)

Constructed in white PVC internally and sympathetic Chartwell Green to the exterior, and fully glazed to all aspects, tiled flooring and under floor heating. There is wall lighting and French doors to rear garden.

Outdoors

On approach to the property continue from Church Terrace and continue on to Bull Ring Farm Road; turn right into courtyard for The Stables where there is parking for several vehicles. Following the pathway there is gated access to the main entrance and conservatory and a further gateway gives access to the rear garden.

Rear Garden

The garden is designed with low maintenance in mind and provides an artificial lawn and a patio extending alongside the French doors and side aspect of the conservatory and footpath to side gate. Established shrubs provide screening to borders and there is a further raised patio at the end of the garden, ideal for the evening sun.

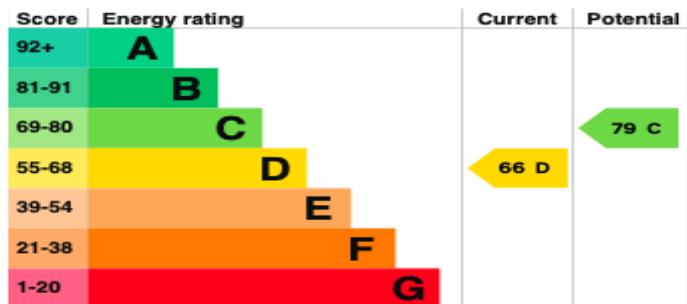




Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Location

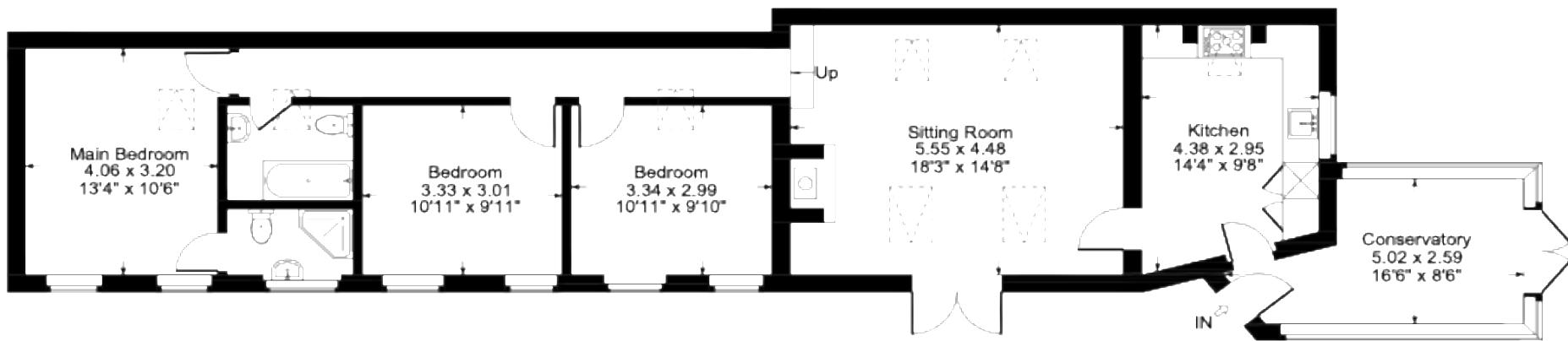
Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser, and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over 10 sporting clubs and 25 community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides, and amateur dramatics. The village has a primary school (with before and after school care), a pre-school and a day nursery.

Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and it is under an hour's journey to London from nearby Banbury station. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

Council Tax - Band D
EPC Rating - D

Viewing - Viewings are highly recommended and by appointment.



Ground Floor

Approximate Gross Internal Area
Ground Floor = 100.77 sq m / 1085 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.