



IDLEWOOD BARN

Mousley End, Hatton, Warwickshire



DELIGHTFUL BARN CONVERSION IN A RURAL SETTING

Offering character accomodation surrounded by beautiful
Warwickshire countryside

			EPC
2/3	2	1/2	D

Local Authority: Warwick District Council
Council Tax band: D
Tenure: Freehold



SITUATION

Mousley End is a charming Warwickshire hamlet within the parish of Rowington, closely linked to Hatton and surrounded by picturesque countryside between Warwick and Henley-in-Arden, offering a peaceful rural setting with excellent transport links. Local amenities are available in nearby Shrewley, Lapworth and Hatton Park, while more extensive shopping and leisure facilities can be found in Henley-in-Arden, Warwick, Leamington Spa and Stratford-upon-Avon. The property is well placed for commuters, with Warwick Parkway Station around 5.5 miles away providing access to London Marylebone in approximately 90 minutes, additional stations at Lapworth, Dorridge and Hatton offering regular services, and the M40 (J15) about six miles away connecting to Birmingham, London and the wider motorway network.



THE PROPERTY

Idlewood Barn comprises a breakfast kitchen, utility room, spacious sitting room, bedroom/study and a shower room. Upstairs, there are two generously sized double bedrooms and a family bathroom.

A courtyard garden offers outdoor space ideal for al fresco dining.

Set within a peaceful setting, the property could be bought in conjunction Corner Barn presenting an ideal investment opportunity, a multigenerational living solution, or a lifestyle purchase with income potential.

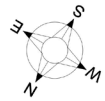
Services: Mains electricity and water. Sewage treatment plant. Oil fired central heating

.

Note: There will be a management company in place which will have responsibility for the sewage treatment plant for all properties.

What3Words: ///infinite.pepper.fruits





Denotes restricted head height



APPROXIMATE GROSS INTERNAL FLOOR AREA:
143 sq m (1,540 sq ft)
inc. restricted head height
© Cotswold Plans Ltd ma/16374

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Idlewood Barn Mousley House Farm Hatton

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgway House, Bridgeway
Stratford-upon-Avon, Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026 . Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 27 April 2026
Our reference: STR012526344

Idlewood Barn, Mousley House Farm, Mousley End, Warwick, CV35 7JG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £410,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789206951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24