



CORNER BARN

Mousley End, Hatton, Warwickshire



CHARACTERFUL TWO BEDROOM BARN CONVERSION

With a courtyard garden in a semi-rural position surrounded by beautiful Warwickshire countryside.



Local Authority: Warwick District Council

Council Tax band: C

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

Corner Barn features an open-plan kitchen/sitting room that lends itself perfectly to modern living. A convenient shower room completes the ground floor. The first floor offers two bedrooms and a well-fitted family bathroom.

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

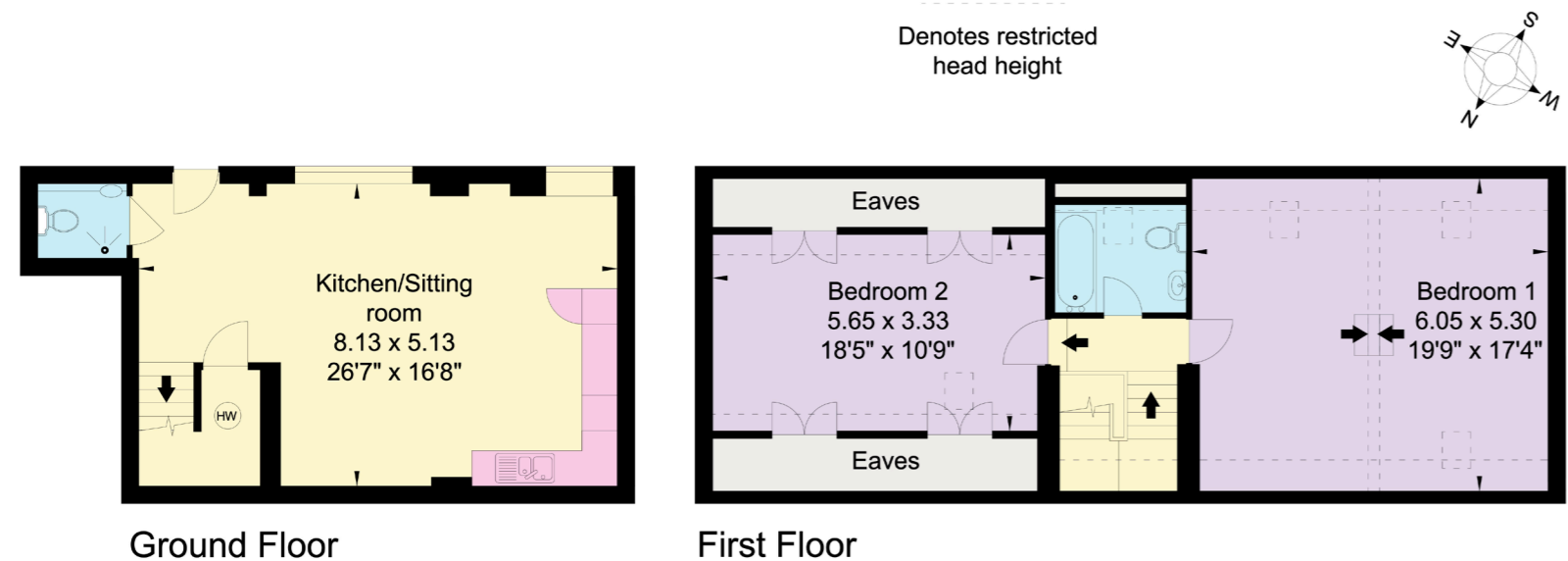
Set within a peaceful setting, the property could be bought in conjunction with Idlewood Barn presenting an ideal investment opportunity, a multigenerational living solution, or a lifestyle purchase with income potential.

Services: Mains electricity and water. Sewage treatment plant.

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





APPROXIMATE GROSS INTERNAL FLOOR AREA:
107 sq m (1,152 sq ft)
inc. restricted head height
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**Corner Barn
Mousley House Farm
Hatton**

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.



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Date: 27 April 2026
Our reference: STR012531677

Corner Barn, Mousley House Farm, Case Lane, Hatton, Warwick, CV35 7JG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £325,000.

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

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