



## Morgrove Barn

Morton Bagot  
Warwickshire

theAgents  
property consultants



# A 17th Century Grade II Listed Hay Barn with useful ancillary accommodation, The Coach House and The Stables. With a generous agricultural barn. This property is perfect for the multi-generational family living.

## KEY FEATURES AT A GLANCE

Grade II listed 17C hay barn – Six bedrooms across three dwellings – Bespoke solid oak kitchen with honed granite worktops and AGA – Premium finishes from Mandarin Stone, Duravit, Porcelanosa, Crosswater and RAK – Converted Coach House and former Stables – 158 m<sup>2</sup> Agricultural Barn – Approx. 7 acres of grounds – Surrounded by Heart of England Forest – Tranquil, private setting with expansive parking.

MORGROVE BARN  
MORTON BAGOT  
WARWICKSHIRE

**Overview** – An extraordinary opportunity to own a Grade II listed 17th-century hay barn, beautifully restored and thoughtfully extended to offer exceptional rural living. Set within approx. 7 acres of landscaped gardens and paddocks, and surrounded by the Heart of England Forest, this property is a rare sanctuary of privacy, heritage, and natural beauty. The estate includes a converted coach house, ancillary accommodation, a 158 m<sup>2</sup> agricultural barn, and parking for up to 20 vehicles – offering space, versatility, and lifestyle potential in equal measure.

## Main Barn

Timeless Character with Luxurious Detail. Stone-built in the 1600s, brimming with period features including vaulted ceilings, oak beams, and flagstone flooring.

Four bedrooms, including a versatile mezzanine-level bedroom/studio. An elegant family bathroom complete with Mandarin Stone tiles, Duravit furniture, and Cross water sanitaryware. Second downstairs shower room with Mandarin Stone tiles complete with Duravit and Rak sanitaryware. Large open-plan kitchen/dining/ sitting room with bespoke solid oak kitchen and black honed granite worktops, AGA with induction hob and traditional plate and space for dining room table chairs and a sitting room, full of light and perfect for family gatherings or entertaining. Separate, character-filled living room with log burner. Spacious utility room with extensive storage.

## Coach House

Ancillary Living, Stylish & Self-Contained. A beautifully appointed, independent residence ideal for extended family, guests, or letting: Double bedroom with walk-in wardrobe. Contemporary bathroom. Fully fitted kitchen. Comfortable living room. space utilised as a study/home office

## The Stables

Single Storey Ancillary Living. Converted into charming additional accommodation: Kitchen and dining area. Cosy sitting room. Modern bathroom. High-end Porcelanosa flooring throughout. Perfect as a guest annexe, holiday let, or creative studio space

## Grounds & Outbuildings

Approx. 7 acres of mature gardens, paddocks, and pastureland. Surrounded by the acres of woodland and footpaths all belonging to the Heart of England Forest. Impressive 158 m<sup>2</sup> agricultural barn – ideal for equestrian use, storage, workshops, or further conversion (STPP). Parking for up to 20 vehicles

## Location

A haven for nature lovers and those seeking true peace and seclusion, the property is nestled in the very heart of the Heart of England Forest, England's largest new native forest. Enjoy immediate access to miles of woodland walks, abundant wildlife, and a landscape steeped in rural charm – all while remaining within easy reach of nearby villages, towns, and transport link. M42, M40 and M5 close by. Warwick Parkway and Honeybourne Station offer direct access to London.

## Services to the Property

Oil, mains Water, Electric and Private Sewage Plant.

## Local Authority & EPC

Stratford District Council & EPC - Exempt.

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## 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. For a free valuation, contact the numbers listed on the brochure.



























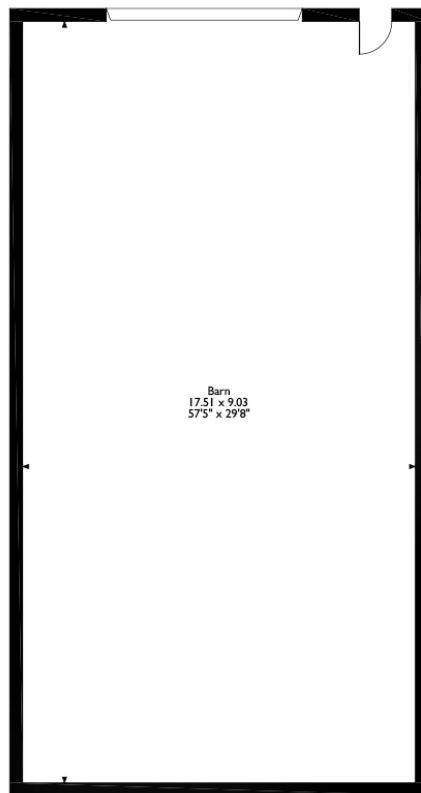




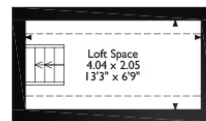




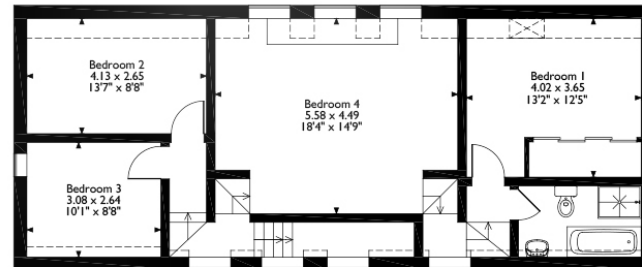
**Morgrove Barn, Morton Bagot, Warwickshire**  
**Approximate Gross Internal Area**  
**Barn 1 - Morgrove Barn, 150 sqm = 1615 sq ft**  
**Barn 2 - The Coach House, 83 sqm = 893 sq ft**  
**Barn 3 - The Stables, 58 sqm = 624 sqft**  
**Agricultural Barn, 158 sqm = 1701**  
**Total 449 sqm = 4833 sq ft**



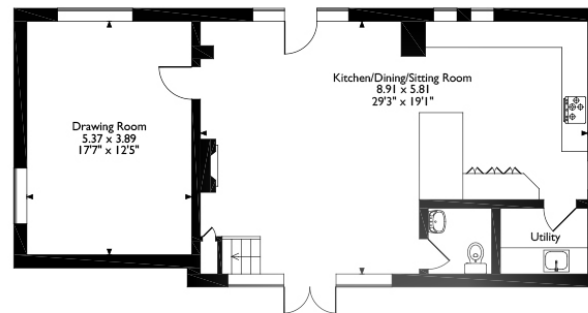
**Outbuilding**



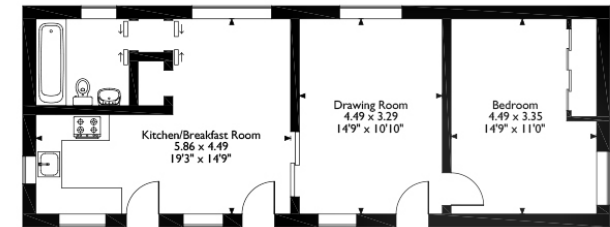
**Mezzanine Above  
Bedroom 2  
(Barn 1)**



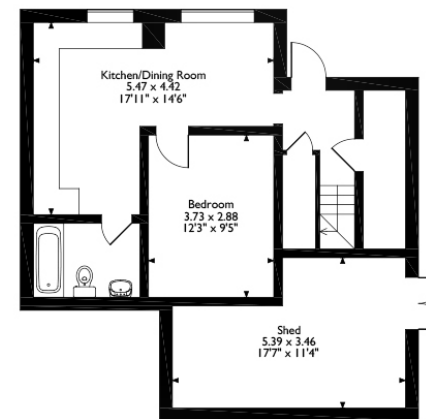
**First Floor (Barn 1)**



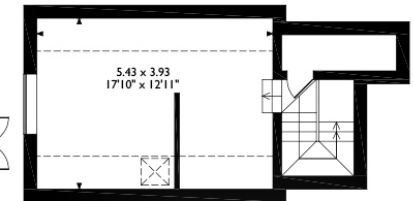
**Ground Floor (Barn 1)**



**(Barn 3)**



**Ground Floor (Barn 2)**



**First Floor (Barn 2)**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.