Knight Frank

THE BARN

Beausale, Warwickshire

A CHARMING BARN CONVERSION

With expansive gardens, double garage and versatile home office space.

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Double			

Distances: Warwick Parkway 3 miles (trains to London Marylebone from 90 mins), Warwick 4 miles
M40 (J15) 5 miles, Leamington Spa 6 miles, Stratford-upon-Avon 11 miles, Coventry 13 miles, Solihull 13 miles
Birmingham International Airport 13 miles, Birmingham city centre 20 miles
(All distances and time are approximate)

Local Authority: Warwick District Council

Council Tax band: G

Tenure: Freehold

SITUATION

In an elevated position within the picturesque village of Beausale, The Barn offers the perfect blend of countryside tranquillity and modern convenience. Surrounded by wonderful Warwickshire countryside, this charming property is close to the vibrant towns of Warwick and Leamington Spa, both of which offer an abundance of shopping, dining, and recreational facilities.

For families, a selection of state, grammar, and private schools are within easy reach. For commuters, Warwick Parkway Station is just 3 miles away, offering direct trains to London Marylebone in as little as 90 minutes, and the M40 (J15) is only 5 miles away.

Sports enthusiasts will love the variety of local golf courses in Leek Wootton, Kenilworth, and Stratford-upon-Avon. The Ardencote Country Club and Warwick Boat Club are easily accessible as well as the nearby racecourses at Warwick and Stratford, famous for its Royal Shakespeare Theatre. Plus, Warwick University is just 8 miles away.

THE PROPERTY

This delightful barn conversion seamlessly blends traditional charm with modern living, offering a beautifully spacious home.

Upon entering, a warm and inviting entrance hall sets the tone for the character and homely atmosphere that flows throughout the property. The generous studio/drawing room is a perfect combination of comfort and character, featuring a traditional fireplace that creates a cosy ambience, ideal for both relaxation and entertainment. The heart of the home lies in the spacious sitting room, which leads into the impressive kitchen/breakfast room. A striking two-sided log burner serves as a focal point, providing warmth and atmosphere for family gatherings or dinner parties.

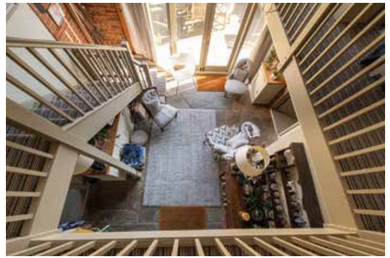
Adjacent to the sitting room is the charming breakfast kitchen, offering an ideal space for casual meals. The ground floor is further enhanced by a practical study/fifth bedroom, utility room, two well-proportioned bedrooms, and a stylish family bathroom.

Upstairs, two additional bedrooms each exude the same charm and character, providing ample space for rest and relaxation. A second family bathroom offers practicality and convenience.

OUTSIDE

The property is approached through two gated driveways, one of which provides access to the double garage, formerly a stable block and tack room, and offers parking for multiple vehicles. Above the garage is a well-appointed office, offering generous space and excellent potential for customisation. The office/design studio is thoughtfully designed to provide a comfortable and functional workspace, with the added benefit of scope for development (subject to planning approval). This presents an exciting opportunity to expand living or working areas to suit specific needs.

The gardens include an attractive walled courtyard area and an expansive lawn, perfect for family use. Several patio areas are strategically positioned to allow enjoyment of the sun throughout the day. A charming summer house provides an idyllic retreat, offering a peaceful spot to sit and relax while taking in the extensive views that surround the property. There are three large sheds and a log store, providing ample storage.



PROPERTY INFORMATION

Services: Mains electricity and water is connected to the property. Private drainage. Oil fired central heating.

What3Words: ///presides.belong.composer

Viewing: By prior appointment only with the agents.

Approximate Gross Internal Area = House: 210 sq m (2,261 sq ft)
The Old Stables/Outbuildings: 92 sq m (990 sq ft)
Total: 302 sq m (3,251 sq ft) inc. restricted head height

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.

I would be delighted to tell you more.

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Date: 19 October 2026
Our reference: STR012433571

The Barn, Kites Nest Lane, Beausale, Warwick, CV35 7PB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,375,000.

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

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V4.3 Sep 24