



## The Red Barn, Cryfield Grange Road, Kenilworth, CV8 2JU

£1,350,000

- Stunning Detached Barn Conversion
- Generous Triple Oak Car Port Plus Outbuildings
- Air Source Heat Pump And Double Glazing
- Versatile Living Space Over Two Floors
- Four Bedrooms And Independent Annexe
- Extensive Accommodation Extending To Over 4,500 sqft
- EPC Rating D - 58
- Grounds With Open Views Across The Greenway
- Large Kitchen With Aga And Utility Room
- Warwick District Council Tax Band G

# Cryfield Grange Road, Kenilworth, CV8 2JU

A truly exceptional barn conversion that has been lovingly cared for by its current owners for over 20 years, combining historic charm with modern comfort. Set on a generous plot of approximately 0.8 acres, the property enjoys sweeping views across The Greenway and offers a perfect balance of privacy, space, and character.

Spanning over 4,500sqft, the home is remarkably versatile, with bedrooms and bathrooms on both floors, accommodating the needs of a growing family or extended living arrangements. A standout feature is the music room with vaulted ceiling, where light floods the space and acoustics are simply amazing — perfect for entertaining or quiet reflection. A self-contained annexe provides additional living space, ideal for guests, teenagers, or home office use.

The heart of the home is truly inspiring: two grand hallways welcome you, leading to a large, bespoke kitchen with Aga and adjoining utility room. Additionally there is a cosy living room opening onto the rear terrace and garden. From formal dining to relaxed family living, the layout really flows, allowing for both intimate moments and entertaining.

Outside, the property continues to impress. A driveway and courtyard provide ample parking, with access to an oak-framed triple car port and adjoining workshop and storage. The gardens are framed by mature trees, with a delightful summer house offering a perfect retreat to sit on those long summer evenings. With air source heating, solar panels, and double glazing, The Red Barn is not only striking in character but also energy-efficient, blending sustainable living with period features. This is a home where every corner tells a story, yet is perfectly suited for modern life — offering space, style, and serenity in equal measure.



5



4



3



D - 58

Council Tax Band: G



### **Reception Hallway**

Entered via a hardwood door into a welcoming hallway featuring quarry tiled flooring, exposed beams, and a window to the front elevation. The space benefits from a coats cupboard and an additional storage cupboard, along with a radiator. A dog-leg staircase rises to the first-floor landing, and traditional latched doors provide access to:

### **Cloakroom**

Window to the fore with a radiator beneath, close coupled wc and pedestal wash hand basin.

### **Inner Hallway**

Window to the fore, radiator and doors off to:

### **Bedroom**

With parquet flooring, windows to the rear and a radiator.

### **Bathroom**

Fitted with a white suite that comprises a panelled bath, pedestal wash hand basin, close coupled wc and a corner shower cubicle with a thermostatic shower. Heated towel rail and a window to the side.

### **Bedroom**

Parquet flooring, double radiator and window to the rear.

### **Sitting Room**

Steps lead down into the sitting room. Patio doors and windows look onto the rear garden and terrace. Twin radiators and a wood burning stove set on a tiled hearth.

### **Breakfast Kitchen**

Fitted with an attractive range of framed solid wood units topped with granite work surfaces, incorporating a composite sink with mixer tap set beneath a rear-facing window. Complemented by tiled splashbacks and an Aga with twin hotplates, alongside an integrated dishwasher. A central island provides additional storage and features a halogen hob. The room is enhanced by a vaulted ceiling, a built-in dresser, and a further bank of units to one wall, including a useful pantry. A door leads to the rear, with steps descending to the breakfast area. The breakfast area enjoys double doors opening onto the courtyard, wood flooring, and a radiator, with internal doors leading through to the utility room and dining room.

### **Utility Room**

With wall and base units, plumbing for an automatic washing machine and door to the rear.

### **Dining Room**

Double doors onto the rear terrace, radiator and double doors into the inner hallway.

### **Grand Hallway**

Parquet flooring and floor to ceiling windows to the fore. Radiator and a sweeping staircase to the first floor mezzanine. Double doors open into the entertainment area.

### **Bedroom**

Double doors to the front, radiator and a built in cupboard.

### **Shower Room**

With a concealed cistern wc, vanity wash hand basin and a double shower cubicle with an electric shower.

### **Music Room**

With a vaulted ceiling and windows and doors into the courtyard. Parquet flooring and ceiling fans.

### **Landing**

This studio has velux windows to front and rear and latch doors to:

### **Bathroom**

Refitted with a modern white suite that comprises a walk in shower with rainfall shower, wall hung vanity unit and wc and a freestanding bath. Twin heated towel rails, velux window and tiled floor and splashbacks. Vaulted ceiling and door into the wardrobe with hanging and built in units.

### **Bedroom**

With stripped wood flooring, vaulted ceiling and windows to front and rear. Eaves storage, radiator and door to a room that would make a perfect walk in wardrobe.

### **Mezzanine**

With quality hardwood cabinets and doors off to

### **Lounge**

Vaulted ceiling, radiator and a wood burning stove on a tiled hearth.

### **Bedroom**

Window to the rear, radiator and double doors open to the kitchenette.

### **Kitchenette**

Wall and base units, combination microwave, fridge freezer, washing machine and a halogen hob.

### **Bathroom**

Refitted with a concealed cistern wc, bidet, vanity wash hand basin and a panelled bath. Tiled splashbacks, heated towel rails and a velux window.

### **Triple Carport**

Adjacent to the triple width carport is the workshop with power and lighting provided. There are also twin stables for storage.

### **Courtyard**

The courtyard is block paved and provides ample parking for cars. There is a pergola with an established wisteria

### **Rear Gardens**

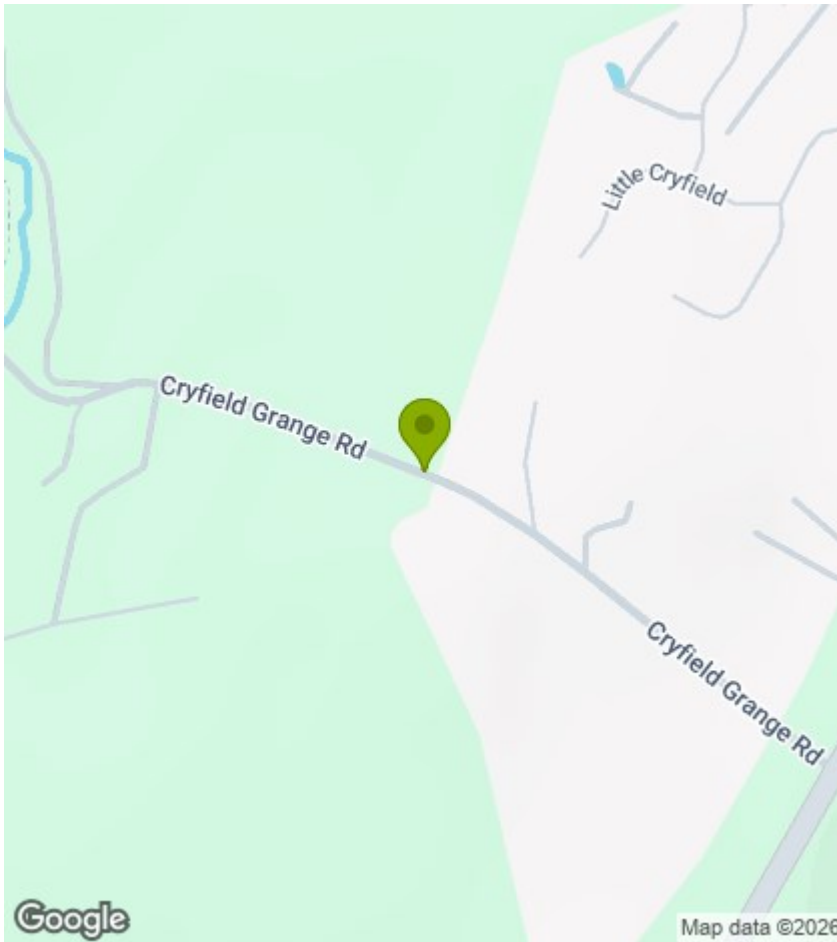
The gardens are a particularly delightful feature of the property, extending to the rear and gently sloping down to the brook, creating a tranquil and private setting. The brook itself is attractively bordered by a variety of established fruit trees, including damson, apple, and plum, adding both seasonal interest and enhancing the charming rural feel.

Immediately adjoining the barn is a generous terrace enclosed by wrought iron railings and offering an elevated view of the grounds. From here, steps descend to well-maintained formal lawns, interspersed with mature shrubs and trees that provide structure and colour throughout the year.

The garden also benefits from far-reaching views across the surrounding landscape, which can be fully appreciated from both the terrace and a well-positioned summerhouse. The summerhouse itself offers a peaceful retreat, perfect for relaxing and enjoying the outlook in all seasons.







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 58                      | 60        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

