ehB RESIDENTIAL

Your Property - Our Business

The Barn, Fir Tree Farm, Bascote, Southam

A characterful detached four bedroomed barn conversion with office annex, stables and barn set in its own grounds and gardens of 7.5 acres. NO CHAIN.

The Barn

A opportunity to acquire a complex of property suited to a variety of different buyers looking for a family home conveniently sited to Leamington, Warwick and the road network around. The property offers a high degree of privacy with flexibility of use and the ability to carry out one's hobbies on site particularly keeping horses or classic motor vehicles etc, and set in well matured grounds.

Briefly Comprising;

Oak canopy porch, grand vaulted reception hallway, dining room, large square sitting room, office/snug, ground floor cloakroom, dining/kitchen, boot room and boiler/utility room. Galleried first floor landings, impressive master bedroom suite with vaulted ceilings, twin dressing rooms, large en-suite bathroom. Second bedroom with en-suite bathroom and two further double bedrooms both with en-suite facilities. Double glazing, gas fired under floor heating and central heating radiators. Bathrooms with electric underfloor heating, additional solar power.

Office Annex with modern kitchen, shower room and two good sized office areas.

Double Car Barn and Stable Complex with two stables, tack room, tool shed and additional garage/storage, large modern green barn, landscaped gardens, grounds, paddocks and gated private drive, all set within 7.5 acres.

The agents consider viewing to be highly recommended.

MAIN HOUSE

The Property

Is beautifully set, and very discretely located from the road, approached via a private gravel driveway with electric gated access, boasting both attractive views over your own land towards countryside and beyond to two sides.

Impressive Oak Porch

With large broad beamed door through to...

Grand Reception Hallway

Being a galleried double height space with exposed timbers, large feature roof lights, full height window to the rear, with a split staircase serving both sets of bedrooms. Flagged floor leads to oak doors to ground floor accommodation, feature wood burner, school style radiators, door to useful understairs store cupboard, further understairs store cupboard and additional cupboard housing underfloor heating manifolds, part multi pane glazed door with steps leading down to...

Dining Room

12'10" x 19'4" (3.91m x 5.89m)

With attractive beamed ceiling, two oak framed double glazed windows to front elevation, part double glazed doors leading to rear garden, continuation of flagged floor with period style radiators. Matching doors lead in turn through to...

Sitting Room

26'9" x 19'3" (8.15m x 5.87m)

With feature inglenook fireplace, heavily beamed ceiling, double glazed windows and double doors leading out to two sides of the property. Further full height windows to the front, wood flooring with underfloor heating, period style radiators.

Office/Snug

13'1" x 11'4" (3.99m x 3.45m)

With two oak framed double glazed windows to front elevation and two further high level windows to side. Heavily beamed ceiling, continuation of flagged flooring with underfloor heating, period style radiator. Fitted storage and cupboard units.

Ground Floor WC

Fitted with a white low level WC with concealed cistern, wide winged contemporary wash hand basin with mono-mixer, continuation of flagged floor, beamed ceiling and downlighter points.

Dining/Kitchen

29'10" x 13'6" (9.09m x 4.11m)

With spacious dining/kitchen/family room providing a real hub of the house. Fitted with a range of solid oak fronted solid kitchen units with solid working surface over, inset four point Bosch induction hob, Belfast style twin sink unit with mixer tap, space and plumbing for dishwasher, Neff oven and Neff microwave oven, central island unit with breakfast bar, Aga and double pantry cupboard providing

excellent grocery storage, limed beamed ceiling with downlighter points, oak framed double glazed windows to two elevations as well as French doors leading to the Kitchen Garden area. Continuation of flagged floor, further useful storage cupboard and door to...

Boot Room/Side Entrance
8'7" x 11'6" (2.62m x 3.51m)
With skylight, solid granite working surfaces and upstands to hand painted wall and base units, Belfast sink, space for American style fridge, continuation of flagged floor, part glazed door leading to front elevation.

Utility/Boiler Room
4'6" x 9'8" (1.37m x 2.95m)
With wall mounted Worcester boiler, space and plumbing for washing machine and tumble dryer, further shelving.

First Floor Landing
With heavily beamed ceiling, conservation style double glazed roof line window.

Master Bedroom Suite
Being spacious and well appointed with feature double height vaulted beamed ceiling with bedroom, dressing and large en-suite bathroom areas.

Bedroom Area
19'3" x 13'4" plus dressing area (5.87m x 4.06m plus dressing area)
With feature exposed timbers, full width double glazed widows to front elevation, further window to rear and Velux rooflights. Beam through to...

Twin Dressing Rooms
Providing shelving and hanging space, Velux double glazed windows, and the dressing area in turn leads through to...

En-Suite Bathroom
18'3" x 6'11" (5.56m x 2.11m)
Attractively fitted with a white suite to comprise; double ended bath with central filler, walk-in shower area, low level WC with concealed cistern, wide winged wash hand basin with mono-mixer, Travertine style floorings and walls, continuation of beamed double height vaulted ceiling, radiator, towel rail, underfloor electric heating, two diamond shaped windows offering lovely views over your grounds with countryside beyond.

Bedroom Four
13'10" max x 13'5" max (4.22m max x 4.09m max)
With feature limed washed beams and ceiling timbers, two Velux double glazed windows, exposed timber flooring, hatch to roof space which is boarded with ladder, door to...

En-Suite Shower Room
Fitted with corner shower cubicle with wall mounted shower and control, low level WC, wash hand basin with mono-mixer, downlighter points to ceiling, electric towel rail, underfloor electric heating.

Second Landing Area serving Bedrooms Three / Four
With exposed timbers and further double glazed conservation style roofline window, cupboards concealing hot water cylinder.

Bedroom Two
23' max x 11'6" to front of fitted w'robes (7.01m max x 3.51m to front of fitted w'robes)
With feature vaulted ceiling line, double glazed roofline windows, timber flooring, fitted wardrobes and cupboards providing a variety of hanging and storage spaces.

En-Suite Bathroom
Fitted with a white suite to comprise; double ended bath with central filler and shower attachment, low level WC, twin sink unit, separate shower cubicle, double glazed conservation style roofline window, feature angled ceilings.

Bedroom Three
12'11" x 13'7" (3.94m x 4.14m)
With feature vaulted ceiling, conservation style Velux window, further double glazed windows, door to...

Jack'n'Jill Style Family Shower Room
With white low level WC, wall hung wash hand basin with mono-mixer, corner shower cubicle, splashback tiling, roofline window, electric towel rail, electric underfloor heating, exposed beam work.

OUTSIDE

Oak Shed
9'1" x 11'2" (2.77m x 3.40m)
Oak framed construction, with double doors, power and light as fitted, providing useful tool storage.

DETACHED BARN OFFICE
Approached via kitchen with timber framed double glazed doors.

Kitchen
7'9" x 10'1" (2.36m x 3.07m)
With an attractive range of wall and base units, solid working surface with underslung sink unit, drainer grooves to side and mixer tap, space for fridge, inset four point electric hob with oven to side, double glazed oak framed window to side elevation, tiled floor. Door through to office with downlighter points to beamed ceiling, further door to shower room...

Shower Room
Fitted with a white low level WC, wall hung wash hand basin, double shower cubicle, downlighter points to ceiling, beamed ceiling, tiled floor, splashback tiling.

Office One
8'7" x 16'6" (2.62m x 5.03m)
With feature full height glazed windows to front, overlooking the front of the property and gardens, Velux roofline window, downlighter points to ceiling, wood look laminate flooring, double glazed window, electric programmable radiator, electric underfloor heating. Door through to...

Office Two
9'7" x 12'5" (2.92m x 3.78m)
With further full height double glazed window to front elevation, underfloor heating and electric programmable wall heater, door to useful LARGE STORE CUPBOARD with shelving and light as fitted.

Attached Log Store
The main roof slopes down to attractively provide a large covered outdoors storage area suitable for logs or even potentially a motorbike etc.

STABLE BLOCK AND SMALL BARN

Garage Sized Barn Area
12'5" x 21'7" max (3.78m x 6.58m max)
With double doors to front, power and light as fitted, providing good useful storage. Barn tapers towards the rear.

Adjacent Two Equal Size Stables
11'4" x 11'2" each (3.45m x 3.40m each)
With power and light as fitted. This whole space could potentially be used as workshops or other storage as required.

Tack shed to the side providing useful storage and further small tool shed to rear.

MODERN GREEN BARN
29' x 19' (8.84m x 5.79m)
With electric roller door to front, power and lighting as fitted, concrete floor, personal door to side providing useful machinery storage.

CARPORT
Being brick and oak framed providing double undercover parking for two good sized vehicles. Benefitting from 'Zappi' electric car charging point.

Water
Throughout the site a number of standpipes and water connections are in place to ensure the smooth running of this property. These are located halfway down the drive, with further water pipes to the paddocks and orchard. Adjacent to the office annex, and opposite the stable block and also in the gardens themselves.

Grounds and Gardens
The property is attractively set in its own grounds and gardens. To the front of the property is a large sweeping gravel driveway with attractively planted mature herbaceous borders with trees and shrubs. There are paddocks, an orchard and natural pond area.

Surrounding the house are more formal and well manicured lawns that wrap around the side of the property and to the rear. Sheltered kitchen garden area also approached via the dining area of the kitchen.

Paddocks
As you drive down the drive, to your left are three paddocks and an orchard area. Immediately opposite are the stables and modern barn.

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property, with the exception of mains drainage which is provided by private Klargester. There is a main Klargester serving the house and an additional Klargester serving the Office. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries

There are three solar power systems throughout the property. One 4kw system on the office roof and two 4kw systems on the modern Green Barn. These help to offset bills on the whole property and the office system also benefits from being part of the feed-in tariff scheme. Further details available upon request.

Council Tax
Council Tax Band H.

Location
The Barn
Fir Tree Farm
Bascote
Southam
CV47 2DY

///manual.blogs.being

Total area: approx. 306.6 sq. metres (3300.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area is the Main House Only

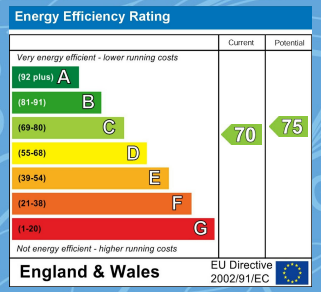
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.