



Lower Tysoe Barn, Lower Tysoe, Warwick, Warwickshire, CV35 0BY

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Approximate Gross Internal Area
 Ground Floor = 225.55 sq m / 2428 sq ft
 First Floor = 104.02 sq m / 1120 sq ft
 Garage = 46.59 sq m / 502 sq ft
 Total Area = 376.16 sq m / 4050 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Stylish and well appointed detached style barn conversion
- Over 3,500 sq. ft. of accommodation plus 500 sq. ft. garaging
- Standing well in a superb plot of just under an acre
- Two bedroom annexe
- Superb quality fittings
- Full height glazed front gable, flooding accommodation with light
- Stunning galleried entrance hall, sweeping oak staircase
- Early viewing essential



Guide Price £1,250,000

For the discerning buyer, an exceptional barn conversion residence of stone elevations under a pitched tiled roof. The property is approached over a long driveway and deep lawned fore garden. Over 3,500 sq. ft. with three bedrooms in the main accommodation and four/five reception rooms, a fantastic custom made kitchen and a two bedroom annexe apartment. Internally the property speaks of quality throughout including bespoke joinery, sweeping oak staircase, kitchen cabinets, doors and windows. The property is made incredibly light by a full height glazed front gable, illuminating the vaulted hallway and galleried landing which creates an impressive entrance. No expense was spared when creating this superior home. Immediately adjoining the rear is a courtyard and driveway with detached garaging and beyond is an excellent lawned garden with pasture land beyond. The whole plot is around 0.95 acre. Character abounds and stylish edge of village living awaits.

ACCOMMODATION

Oak double doors open to

GALLERIED ENTRANCE HALL

with sweeping oak staircase, vaulted ceiling with full height glass to front, column radiators, stone floor.

SITTING ROOM

French doors to rear, stone fireplace and hearth.

CLOAKROOM

with wc and wash hand basin.

STUDY

DINING ROOM

FAMILY KITCHEN/BREAKFAST ROOM

with quality custom cabinetry, granite working surfaces with butlers sink, stone floor, four oven electric Aga and hob with hood over to "fireplace" feature. Siemens stainless steel microwave, integrated fridge, twin door Fisher and Paykal double drawer dishwasher. Breakfast area with American fridge freezer included. Double doors to rear.

SHELVED PANTRY

UTILITY AND LAUNDRY

base and wall cupboard and drawer units, oak working surfaces over, Siemens washing machine and matching tumble dryer, Beko fridge freezer, space for other appliances, continued flooring, conservation velux roof light. Double doors to rear.

HOBBY ROOM/POTENTIAL GYM/SECOND STUDY OR OFFICE

velux roof light and double doors to rear courtyard.

FIRST FLOOR GALLERIED LANDING

double doors/Juliet balcony and beautifully light with glazed gables to front and rear.

PRINCIPAL BEDROOM

exposed roof trusses and double doors/Juliet balcony.

DRESSING ROOM

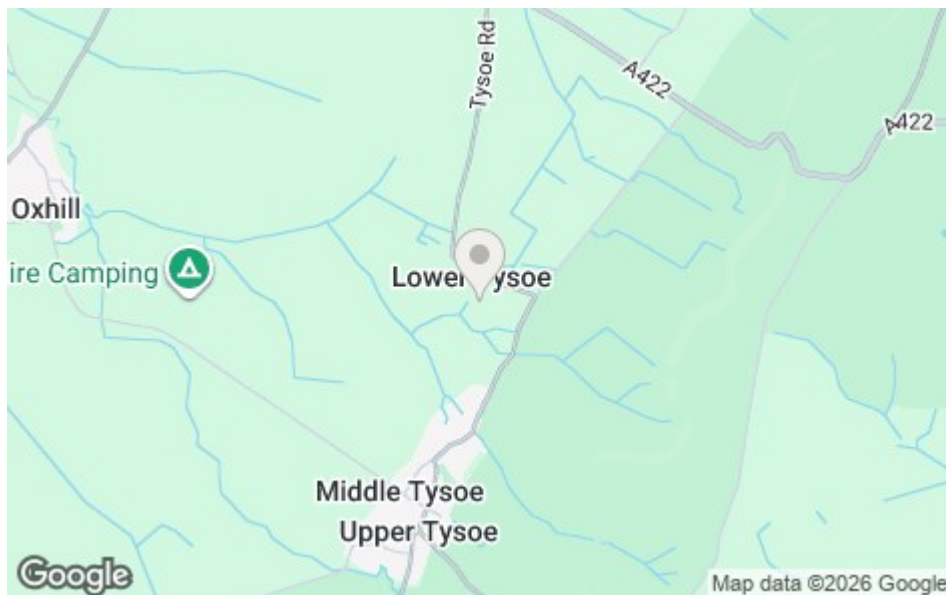
built in wardrobe and shelving.

LUXURY EN SUITE SHOWER ROOM

built in cupboards with double sink, wc and shower, tiled floor.







BATHROOM

large freestanding tub, wc and ornate stand wash hand basin, fitted shutters.

BEDROOM TWO

double doors/Juliet balcony, velux roof light.

BEDROOM THREE

exposed roof trusses.

OUTSIDE

GARDENERS WC AND BOILER ROOM

with newly replaced Grant oil fired central heating boiler and large hot water tank and pressurised system.

TWO BEDROOM ANNEXE

with

SITTING ROOM

BEDROOM ONE

EN SUITE SHOWER ROOM

BEDROOM TWO

EN SUITE SHOWER ROOM

GARDENS

FORE GARDEN

Nicely set back from the village road behind a mainly lawned fore garden. A driveway leads to a turning circle and archway through to a rear parking courtyard. NOTE: There is a public footpath in the front garden.

REAR GARDEN

Mainly lawned and part walled rear garden of an excellent size, the whole plot extending to 0.95 acre with outstanding views over adjoining pasture land beyond. Garden shed. Log store.

DETACHED STONE AND TILED GARAGING

twin doors to front.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

AGENTS NOTE: There is a public footpath in the front garden.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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