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Stonehouse Lane
Arley CV7 8GB



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This exceptional Grade II listed detached stone residence has been beautifully refurbished to a high standard and is presented in immaculate condition throughout. Offering over 3,571 sq ft of versatile living space, the home retains a wealth of original character and period charm. Set back from a peaceful country lane in a desirable semi-rural location, the property also includes a separate one-bedroom barn conversion and sits within approximately 4.97 acres of gardens, grounds, and adjoining paddocks. A truly outstanding home in the heart of the Warwickshire countryside.

Main House

Arranged in an attractive L-shaped layout, the accommodation is entered via a spacious entrance hall featuring a front-facing window, exposed beams, stone flooring, and an impressive brick fireplace with log-burning stove.

To one side of the hall is the generous triple-aspect farmhouse kitchen/breakfast room, fitted with granite work surfaces, an electric Aga, and a substantial central island with inset sink and boiling-water tap. Exposed beams enhance the room's character, while a useful utility room and cloakroom/WC lead off and provide external access.

Detached Barn Conversion

Adjacent to the main house is a substantial detached barn conversion, ideal for guests, extended family, or ancillary accommodation. The open-plan sitting/dining area features French doors opening onto the rear garden, a charming exposed brick fireplace with solid-fuel stove, vaulted ceilings with skylights, and exposed rafters.

The barn also includes a compact kitchen with range oven, a separate shower room/WC, and an attractive mezzanine level providing one-bedroom accommodation.

Outside, Gardens & Grounds

The property is approached through two gated entrances, with a long driveway leading to a spacious courtyard offering ample parking for multiple vehicles. Adjoining the barn conversion are a car port and two stables, accessed from the inner lobby area.

The grounds extend to approximately 4.97 acres and include beautifully maintained gardens, two adjoining paddocks, field shelters, hay barns, a newly planted woodland, a wildlife pond, and a natural conservation area to the rear of the barn. The setting provides a wonderful balance of privacy, countryside living, and equestrian potential.

Location

Arley is a picturesque village surrounded by rolling South Warwickshire countryside,

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Dimensions

MAIN HOUSE GROUND FLOOR

Entrance Hallway

Lounge
5.23m x 4.90m

Kitchen/Breakfast Room
5.64m x 5.00m

Utility Room

W/C

Sitting Room
5.21m x 4.45m

Dining Room
4.85m x 2.36m

FIRST FLOOR

Bedroom
4.90m x 4.45m

En-Suite

Bedroom
5.00m x 4.37m

En-Suite

Bedroom
5.51m x 3.07m

En-Suite

Bedroom
3.89m x 3.84m

En-Suite

DETACHED BARN CONVERSION

Sitting Room
5.00m x 3.61m

Dining Room
4.98m x 4.04m

Kitchen
3.84m x 2.34m

Shower Room

Carport
4.04m x 2.72m

Stable
3.63m x 2.74m

Stable
3.63m x 3.53m

FIRST FLOOR

Mezzanine Bedroom
4.98m x 3.99m

OUTSIDE

Summer House
5.87m x 2.87m

Store/Garage
2.87m x 2.77m

Floor Plan



TOTAL FLOOR AREA: 3571 sq.ft. (331.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

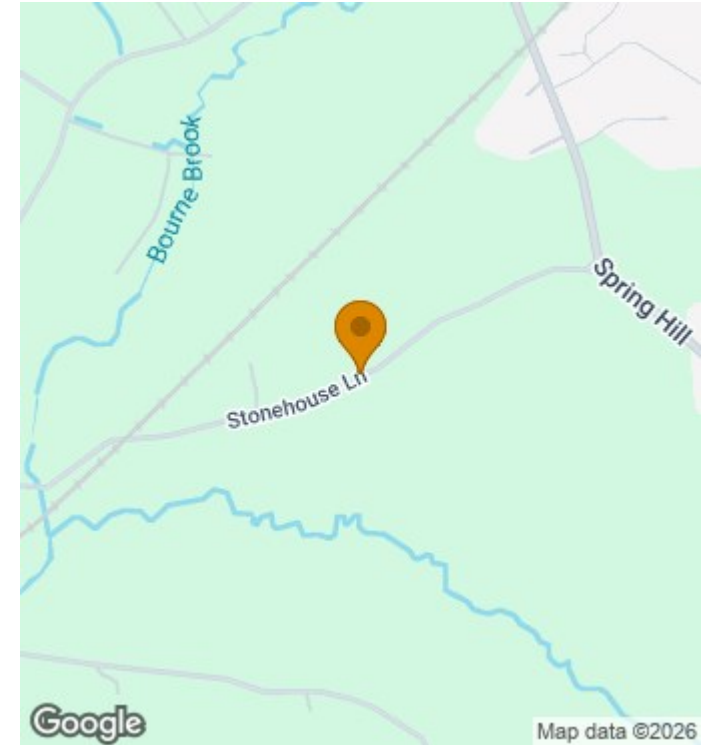
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

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Location Map



EPC



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