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Leamington Road
Bubbenhall CV8 3BP

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Nestled on Leamington Road in the charming village of Bubbenhall, Piece Barn Farm is a remarkable detached house that beautifully marries historical character with modern living. Originally constructed in the late 18th Century and thoughtfully converted in 1990, this unique barn conversion boasts four spacious double bedrooms and two well-appointed bathrooms, making it an ideal family home.

Upon entering, you are greeted by a galleried reception hall that leads to three generous reception rooms. The lounge, with its impressive pitched ceiling and extensive exposed timberwork, is particularly striking and serves as a perfect space for relaxation and entertaining. The large living kitchen is designed for both functionality and style, ensuring that culinary enthusiasts will feel right at home.

Maintained to an excellent standard by the current owners, the property retains much of its original charm while offering modern comforts. The extensive views of the adjoining open countryside create a serene backdrop, enhancing the overall appeal of this delightful residence.

Bubbenhall itself is a picturesque village that fosters a strong sense of community, featuring two local pubs, a village hall, a green, and a children's playground. Its convenient location allows for easy access to the nearby towns of Leamington, Kenilworth, Warwick, and Coventry, as well as excellent transport links via the M40 and A46.

For those who appreciate the great outdoors, the property is surrounded by an abundance of scenic walks, including the nearby Ryton Pools Country Park and Bubbenhall Woods. The south-west facing garden offers beautiful views of the countryside, making it a perfect spot to unwind and enjoy the natural beauty of the area. This is a unique opportunity to acquire a home that truly embodies the essence of rural living while remaining close to urban amenities.









Dimensions

GROUND FLOOR

Bedroom

3.66m x 2.44m

Entrance Hallway

OUTSIDE

Cloakroom

Garage

5.41m x 3.96m

W/C

Lounge

7.39m x 4.95m

Dining Room

4.57m x 3.81m

Sitting Room

4.67m x 3.66m

Kitchen

4.95m x 4.95m

FIRST FLOOR

Bedroom

4.67m x 3.86m

En-suite

Bedroom

4.65m x 2.59m

Bathroom

Bedroom

4.72m x 2.39m



Floor Plan



Total area: 2246.00 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

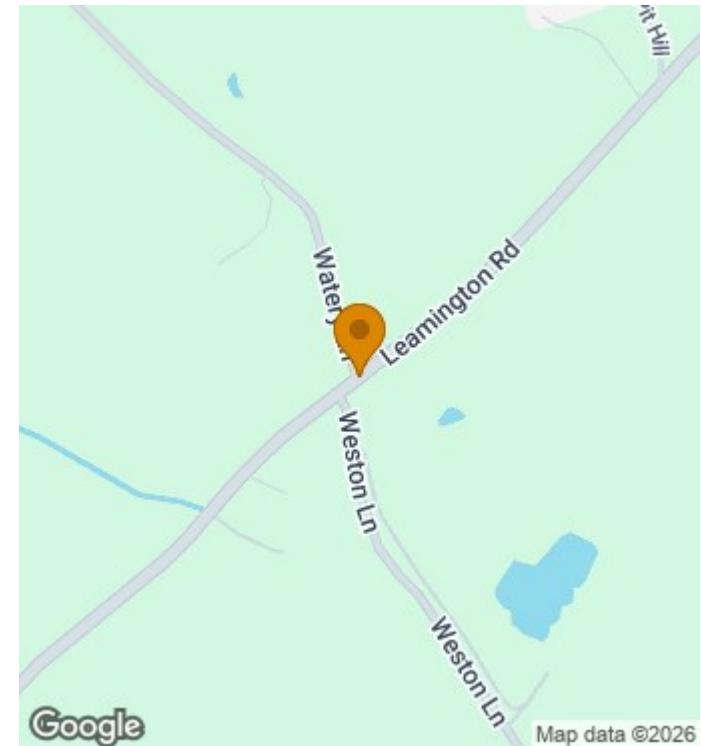
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

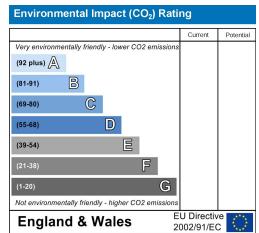
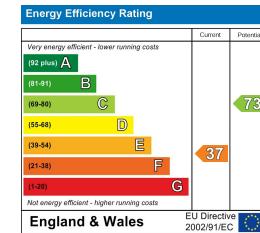
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



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