



Peter Clarke

Railway Barn, Longdon Road, Darlingscott, CV36 4PW

- NO CHAIN
- Barn conversion opportunity
- Idyllic rural setting with far reaching views
- Planning permission already granted
- Additional LAND available by separate negotiation
- Potential for equestrian usage STPP
- Ideal for exclusive holiday letting
- In 2021 the roof was replaced, floor laid and double doors replaced

Offers Over £275,000

**\*\*Best and final offers invited in writing to shipston@peterclarke.co.uk by 12:00pm on Wednesday 11th March 2026\*\***

**NO CHAIN.** Nestled in the picturesque South Warwickshire countryside, this Grade II listed barn presents a unique opportunity for those seeking a tranquil retreat or potential holiday let investment. With full planning permission and listed building consent also already granted for a two bedroom barn conversion this is a rare and exciting opportunity. The surrounding countryside provides a serene backdrop, with far reaching views from all sides. Additional LAND is available by separate negotiation, which could further enhance your investment.

**PLANNING**

Planning permission has been granted by Stratford District Council 24/02498/FUL for conversion of barn to one dwelling together with all associated works. The proposed plans create a two-bedroom barn conversion arranged over the ground and first floor. Outlined in blue on picture 1 (not to scale). The unconverted internal measurements are approximately 35ft x 15ft. Further plans and consultation documents are available upon request.

**ADDITIONAL LAND**

Adjoining land is available by separate negation. Outlined in red on picture 1 for illustrative purposes (not to scale). The additional land is not limited to just the red line area.

**GENERAL INFORMATION**

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

**SERVICES:** Services at purchasers connection and cost, easements will be granted. However this should be checked by your solicitor before exchange of contracts.

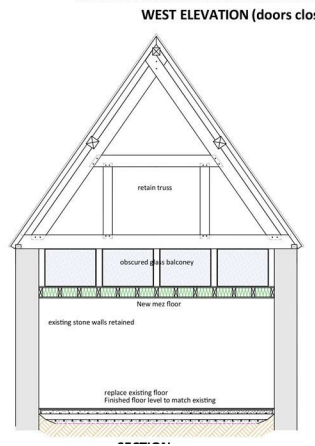
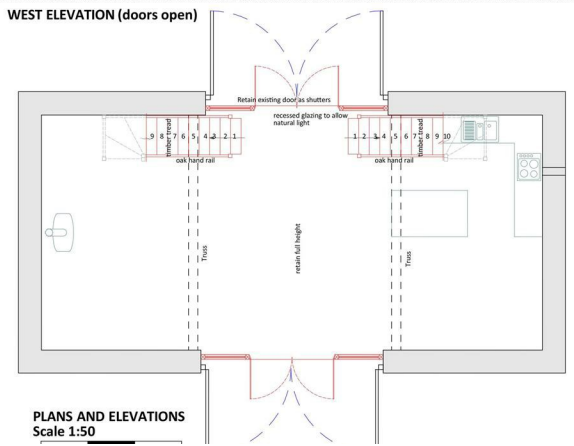
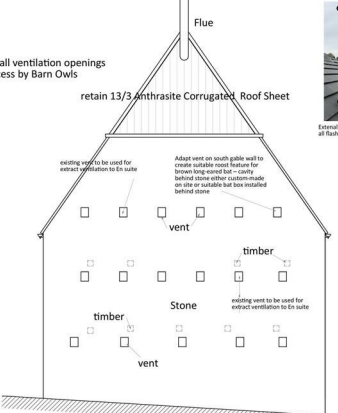
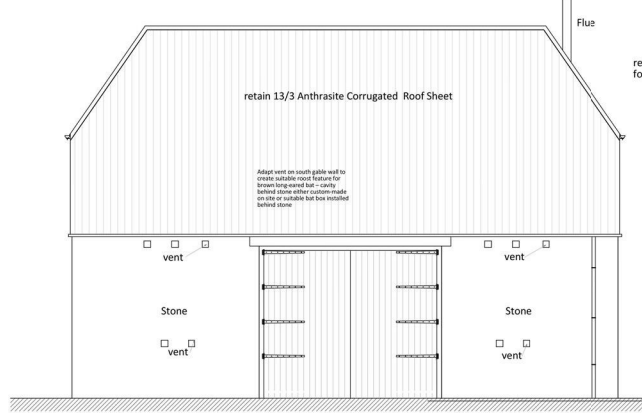
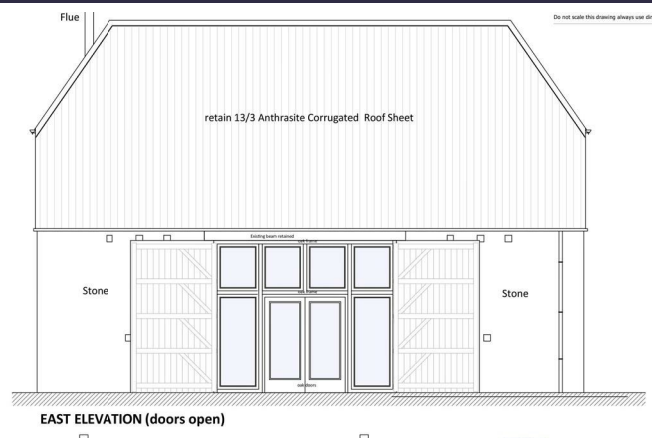
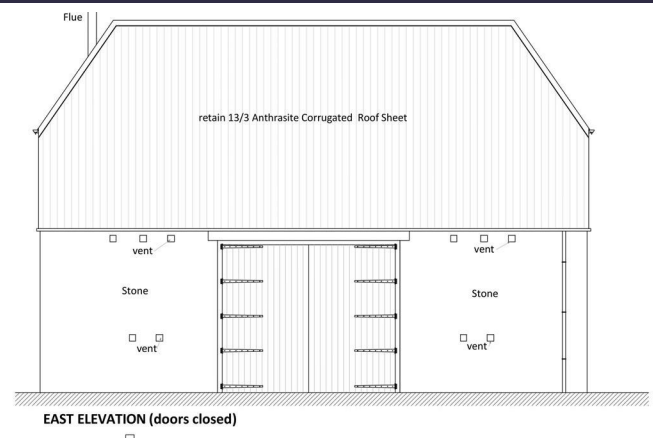
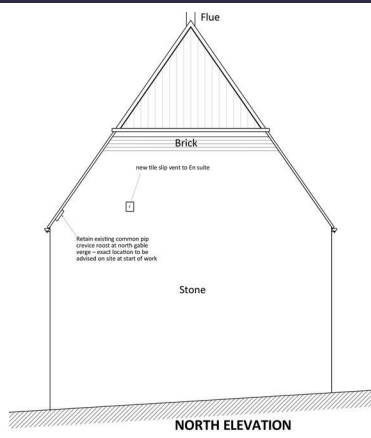
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is not yet assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** NOT REQUIRED.

**VIEWING:** By Prior Appointment with the selling agent.

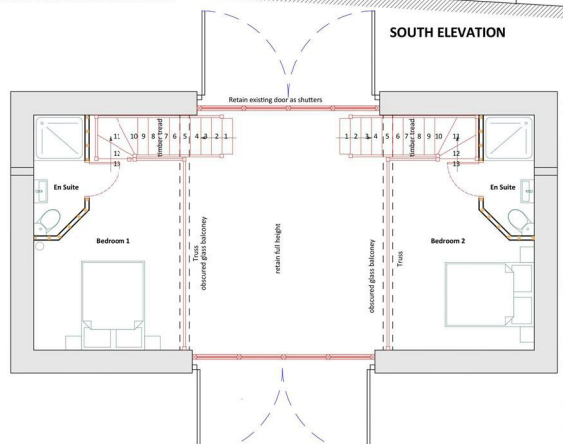




existing vents provide glazed block in existing vent opening to provide natural light and retain opening.  
Existing Stone external wall

**Ty-Mawr**  
The Best Available Sustainable Roof  
Ty-Mawr is a high quality, natural, sustainable roofing material made from recycled Typha reeds. It is a natural, breathable, and fire-resistant material that is perfect for traditional buildings and modern eco-buildings alike. Ty-Mawr is available in a range of finishes and colors to match your building's exterior.

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Revision	Date

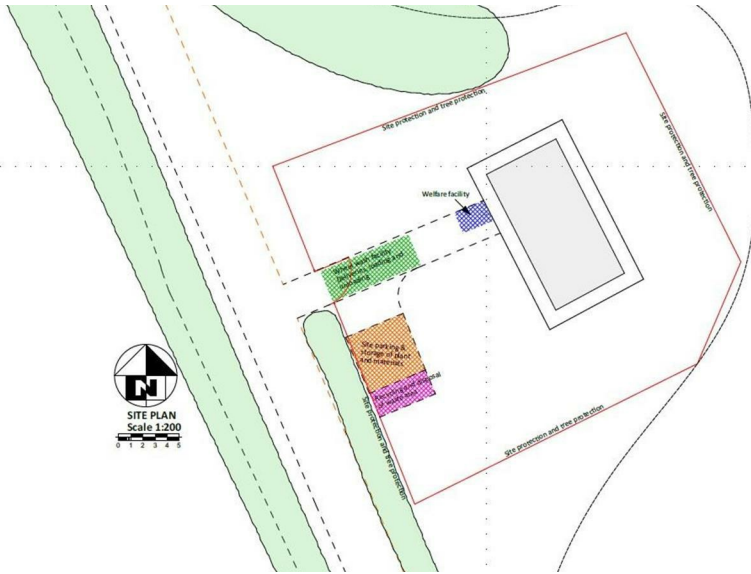
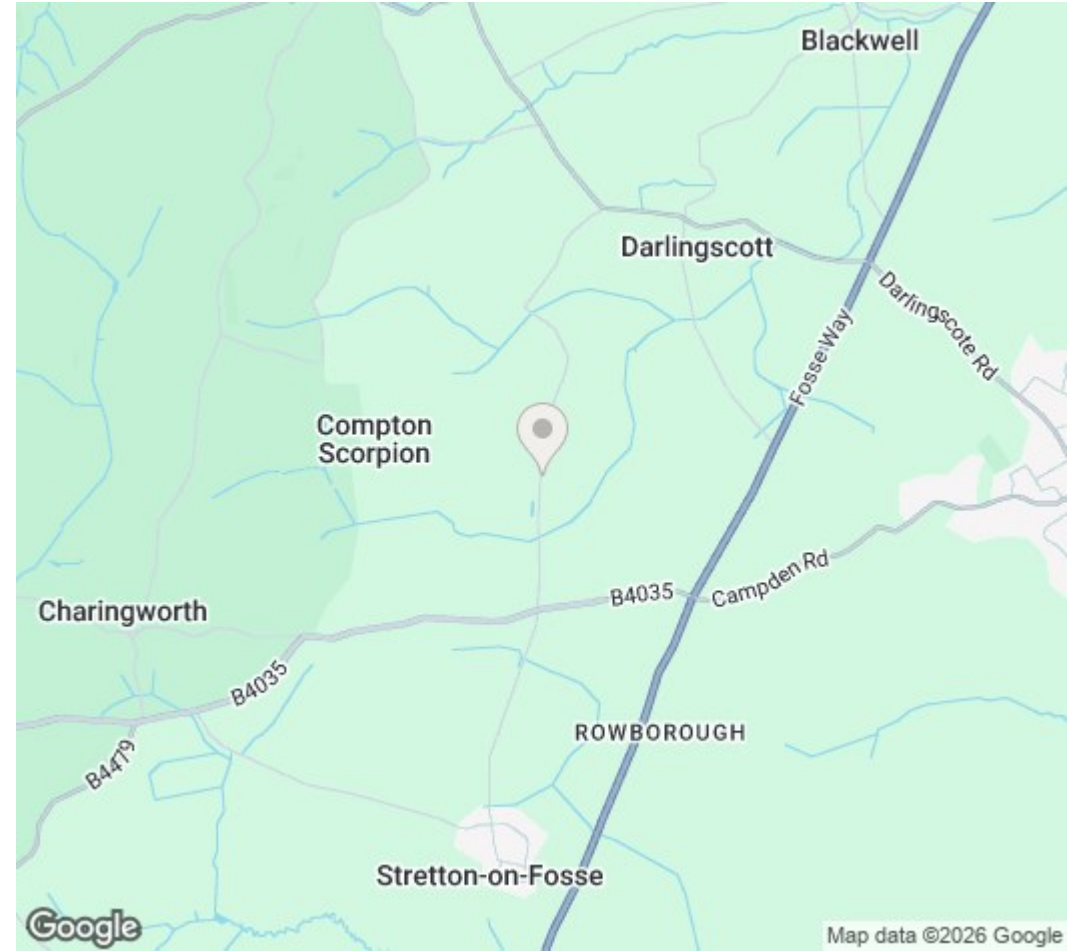
**SAM RUSSELL**  
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**Miss L Brabyn**  
The Railway Barn  
Langton Manor  
Darrington  
Shalfleet-on-Thorn  
CV36 4PW  
Project Title  
Conversion of barn to dwelling

Drawn by: **The Proposed Plans and Elevations**

Plans	Drawn by	Date	Drawing Scale

8/8 Drawing Number: **CIAT** Revision: **CIAT**



Revision	Date
<p><b>SAM RUSSELL</b> MCAAT Associates Architectural Design &amp; Planning 2 of David's Walk, Newbold on Stour Stratford upon Avon, Warwickshire, CV37 8UT sam@arplanning.co.uk 01789 450820 / 07399 487123 www.arplanning.co.uk</p>	
<p><b>Miss L. Brabyn</b> The Railway Barn Langston Manor Darlingscott Shipston-on-Stour CV36 4PW</p>	
<p>Project Title Conversion of barn to dwelling</p>	
<p>Drawing Title Construction Management Plan</p>	
Drawn by	Checked by

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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