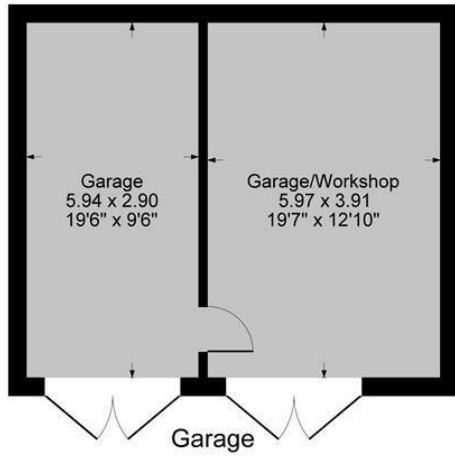


Peter Clarke



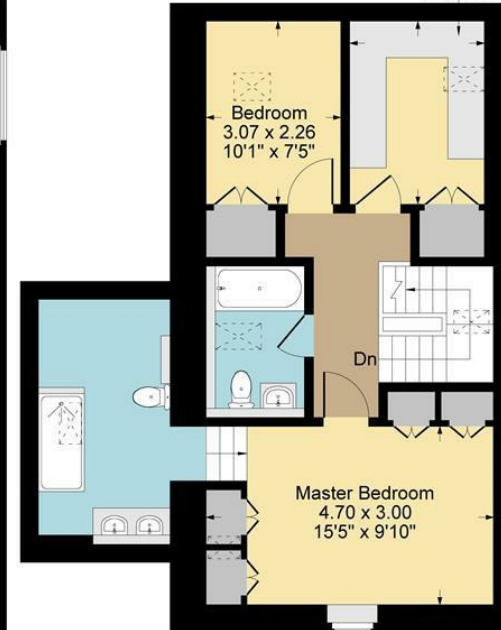
The Byre, Hardwick Farm Barns, Tysoe Road, Kineton, Warwick, CV35 0DY

# The Byre, Hardwick Farm Barns, Kineton



Approximate Gross Internal Area  
 Ground Floor = 122.89 sq m / 1323 sq ft  
 First Floor = 58.40 sq m / 629 sq ft  
 Garage = 41.54 sq m / 447 sq ft  
 Total Area = 222.83 sq m / 2399 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Bedroom  
 3.07 x 2.26  
 10'1" x 7'5"



- NO CHAIN Barn conversion in a countryside setting
- Generous and well stocked gardens with a westerly aspect
- Open plan living space with vaulted ceilings
- Main bedroom with ensuite
- Ground floor guest bedroom with Jack and Jill shower room
- Ample parking plus a double garage with workshop
- Four bedrooms, three bathrooms
- Fitted study and a utility room
- Viewing highly recommended



£800,000

#### NO CHAIN.

Accessed via a private road, this home provides a sense of seclusion while still being conveniently located within the charming countryside setting. Forming part of an exclusive development, showcasing a beautifully converted barn that exudes character and elegance. The idyllic surroundings offer a peaceful retreat, making it an ideal choice for those seeking a tranquil lifestyle.

Upon entering, you are greeted by a spacious open plan living area, featuring a contemporary kitchen with vaulted ceilings that create a sense of space and light. This inviting room is perfect for both entertaining guests and enjoying every day life.

With four bedrooms, including a main bedroom complete with an ensuite shower room, this home is designed for comfort and convenience. A ground floor bedroom with a Jack and Jill shower room adds to the practicality of the layout, making it ideal for guests or multi-generational living.

The exterior of the property is equally impressive, featuring generous landscaped gardens that enjoy a delightful westerly aspect, perfect for soaking up the afternoon sun. The double garage, complete with a workshop and additional storage space, offers further versatility for hobbies or additional storage needs. There is an abundance of parking with two separate allocated areas and more than five spaces available for residents and guests.

#### ACCOMMODATION

Accessed via the garden is the

#### OPEN PLAN KITCHEN/DINING/SITTING ROOM

with vaulted ceilings, wood burning stove, windows and doors to garden.

#### KITCHEN AREA

range of matching wooden wall and base units with granite work top over incorporating stainless steel sink, five ring gas hob with brushed metal extractor fan hood over, integrated double oven, microwave, wine cooler and dishwasher, stone tiled flooring with under floor heating.

#### INNER HALLWAY

#### UTILITY ROOM

with door to rear, wall mounted boiler, base units with work top over incorporating stainless steel sink with drainer and space below for washing machine and tumble dryer, space for fridge freezer.

#### GROUND FLOOR GUEST BEDROOM

with window to front, fitted double wardrobe, fitted desk. Access to

#### JACK AND JILL SHOWER ROOM

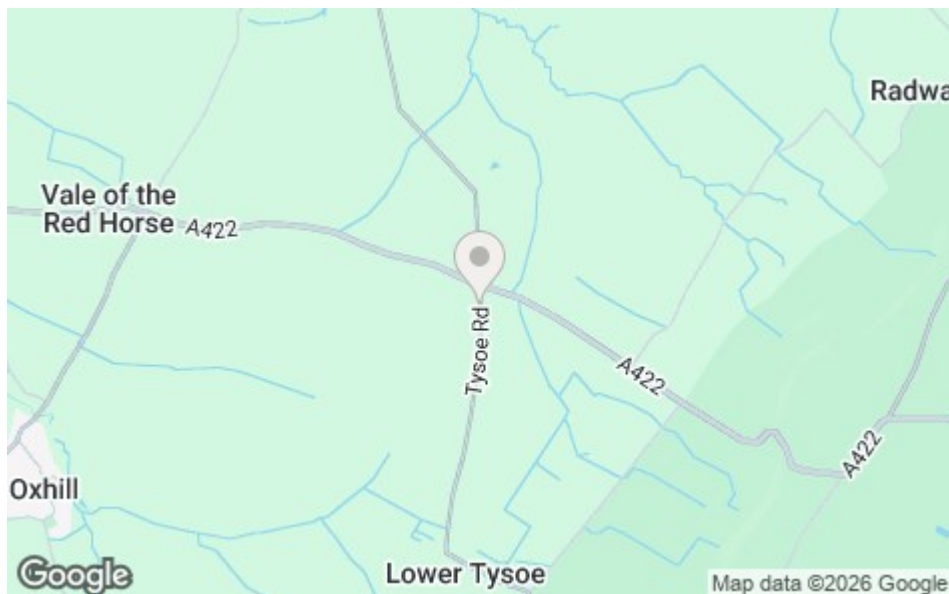
with a modern suite comprising walk in shower, wash hand basin unit with drawers, wc, heated towel rail, part tiled walls, tiled floor. Second door to hallway.

#### STUDY

with window to rear, range of fitted units including desk, shelving and cupboards. Amtico flooring.







## LANDING

### MAIN BEDROOM

with vaulted ceiling, two sets of fitted double wardrobes, fitted cupboards and drawers. Steps down to

### UPGRADED EN SUITE

with walk in shower, twin wash hand basin with low level drawers, wc, heated towel rail, tiled walls, tiled floor with under floor heating.

### BATHROOM

with skylight, P shaped bath with shower over, wash hand basin with drawers, wc, heated towel rail, part tiled walls, tiled floor.

### TWO FURTHER BEDROOMS

both with fitted wardrobes.

## OUTSIDE

To the front and accessed off the shared driveway is an oval stone chipping parking area with lighting, parking for several vehicles, gate opening to a well stocked landscaped garden with a mix of stone chipping pathways, laid to lawn, planted beds, mature shrubs and trees, patio seating area with built in parasols, lighting, power and water. There is a side garden with stone chippings, raised kitchen garden sleeper beds, timber framed greenhouse and potting shed.

### DOUBLE GARAGE EN BLOC

with insulated floors and walls, internal secure workshop, mezzanine storage area, light panels, power, light and an outside tap.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is a residents charge of approximately £675 per annum. This should be checked by your solicitor before exchange of contracts.

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

**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 understood to lie in Band G.

**AGENTS NOTE:** The property is within the curtilage of a Grade II listed building.

**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.

**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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