



Peter Clarke

Threshing Barn, Hardwick Farm Barns Tysoe Road, Kineton, Warwickshire, CV35 0DY

- Five/Six Bedroom Barn Conversion
- Large Open Plan Kitchen/Dining/Sitting Room with Vaulted Ceiling
- Main Bedroom with Bespoke En-Suite Bathroom
- Ground Floor Bedroom & Shower Room
- Versatile & Spacious Accommodation
- Just over Quarter of an Acre
- Ample Parking & Two Separate Garages
- Rural Position with Countryside Views
- Approximately 2150 Square Foot



£950,000

An impressive two storey five/six bedroom barn conversion on a development of five stone barns and a detached house. The property is situated on Tysoe Road between Kineton and Lower Tysoe. The conversion was completed in 2008 and was a finalist for Grand Designs Awards 2009. The development is in a rural position with open countryside views. The accommodation is spacious and versatile offering a modern way of living in the open plan sitting room/kitchen/dining room with an additional sitting room which could also be used as a bedroom. There is an additional ground floor bedroom, shower room and utility room. The first floor has a main bedroom with impressive en-suite bathroom, three further bedrooms and a bathroom. A good sized garden, plenty of off road parking and two large garages add to the appeal of this property.

#### ACCOMMODATION

The open plan kitchen/dining room/sitting room has a vaulted ceiling with central wood burning stove and staircase leading to first floor, exposed beams and under floor heating throughout the ground floor. The kitchen has a range of base, wall and drawer units with granite work surfaces. Integrated appliances include a double oven, microwave, gas hob with extractor above and dish washer. An additional sitting room which could also be used as a bedroom, a double bedroom with built in wardrobe, a shower room and utility room complete the ground floor accommodation. To the first floor there is a main bedroom with en-suite bespoke bathroom, three further bedrooms and a bathroom. To the front of the property there is a good sized garden with ample parking to the side and rear along with two separate garages which could be used as workshops. Viewing is highly recommended to appreciate the accommodation that is on offer.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. 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 central heating and Septic tank for 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 Stratford on Avon District Council and is understood to lie in Band G

**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 Agents.

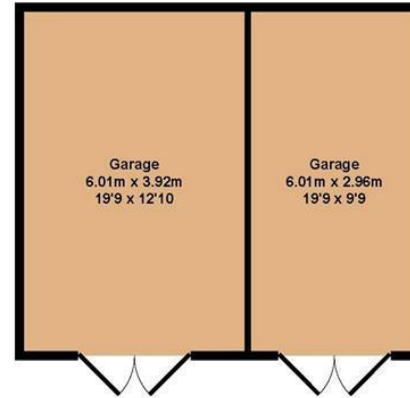
**REGULATED BY RICS**



# Hardwick Farm Barns, Tysoe Road, Kineton

## Total Approx. Floor Area 241.80 Sq.M. (2602 Sq.Ft.)

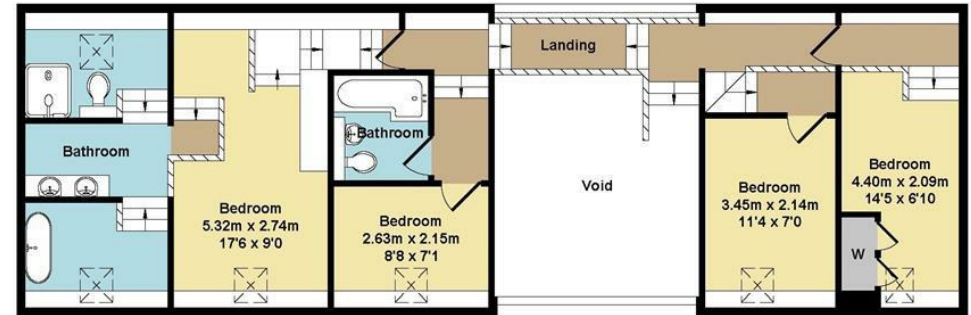
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage  
Approx. Floor  
Area 41.90 Sq.M.  
(451 Sq.Ft.)

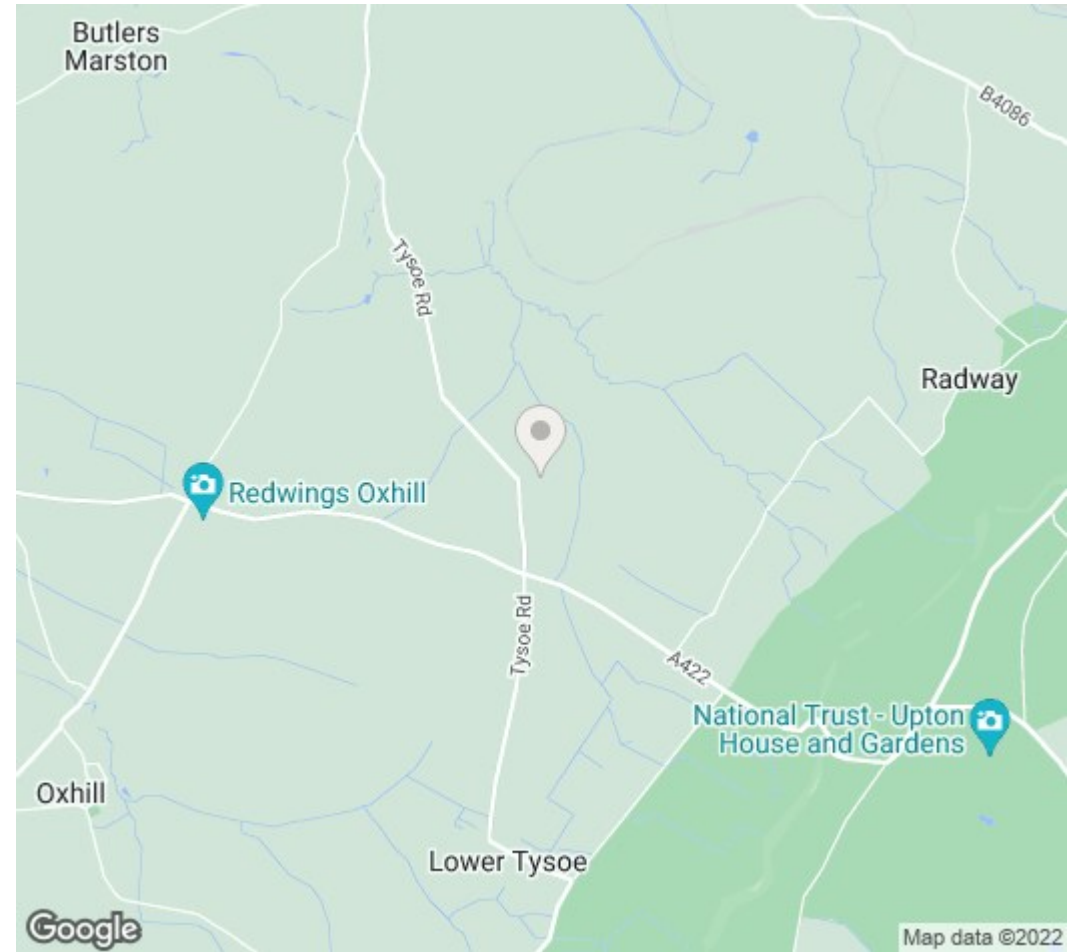


Ground Floor  
Approx. Floor  
Area 114.40 Sq.M.  
(1231 Sq.Ft.)



First Floor  
Approx. Floor  
Area 85.50 Sq.M.  
(920 Sq.Ft.)





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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