

Peter Clarke



The Byre, Pennyford Lane, Wootton Wawen, Henley-in-Arden, B95 6HE

- Idyllic location
- Views over the lane fields, and trees beyond
- Individual detached barn conversion
- Courtyard setting
- Hall, sitting/dining room with vaulted ceiling
- Fitted kitchen
- Two bedrooms, bathroom, third bedroom/study
- Long garden, two parking spaces, front courtyard area, garage/stores



£410,000

A highly individual two/three bedroom detached barn conversion situated in an idyllic location with gardens benefitting from rural, very attractive views to side. Sitting/dining room with vaulted ceiling. Kitchen, two bedrooms, bathroom, study/bedroom three, long garden with views over the lane and fields and trees beyond. Parking and garage/stores.

ACCOMMODATION

The stone gravelled courtyard area to the front is shared with a triangle area which belonging to The Byre, with two off road parking spaces and access to garage. A front door leads to the hall with oak floor, exposed beams, cloaks cupboard. Sitting/dining room with exposed beams, vaulted ceiling, full length window and French doors to front courtyard, exposed brick fireplace. Kitchen with sink, range of cupboards, work surfaces and drawers, built in oven and grill, space for fridge freezer, space for washing machine, electric hob, views to side. Study/Bedroom 3 with dual aspect, feature arched windows to side. Main bedroom with door to garden. Bedroom 2 with views to side. Bathroom with wc, wash basin and bath with shower attachment, shower screen, tiled splashbacks, access to roof space.

Rear garden with patio, long lawned area, enclosed by fencing and picket fencing to side, with views.

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. We have been advised by the vendor there is a current maintenance charge of £30 per calendar month for maintenance of the drive communal areas and septic tank.

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. Drainage is to a shared septic tank. LPG cylinder central heating.

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 D.

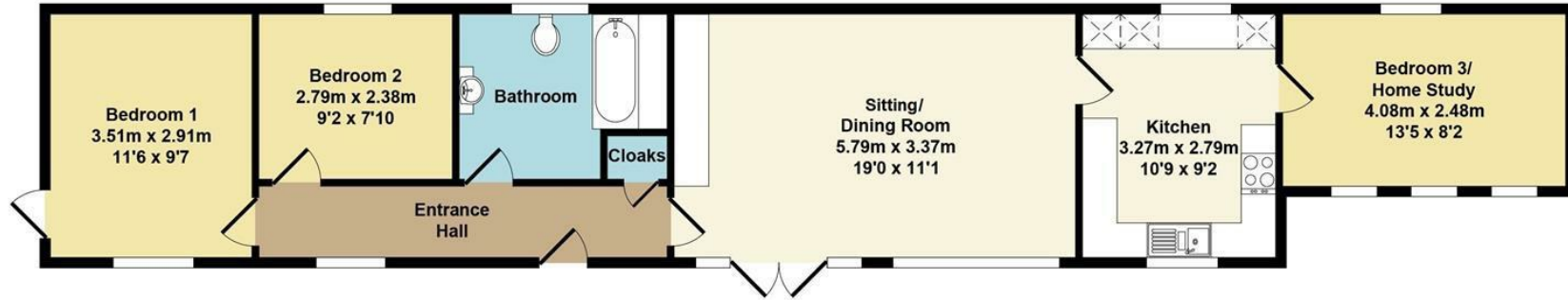
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

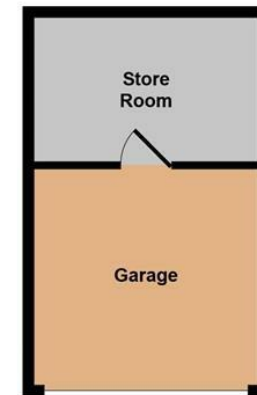


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Total Approx. Floor Area 88.0 Sq.M. (947 Sq.Ft.)

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.

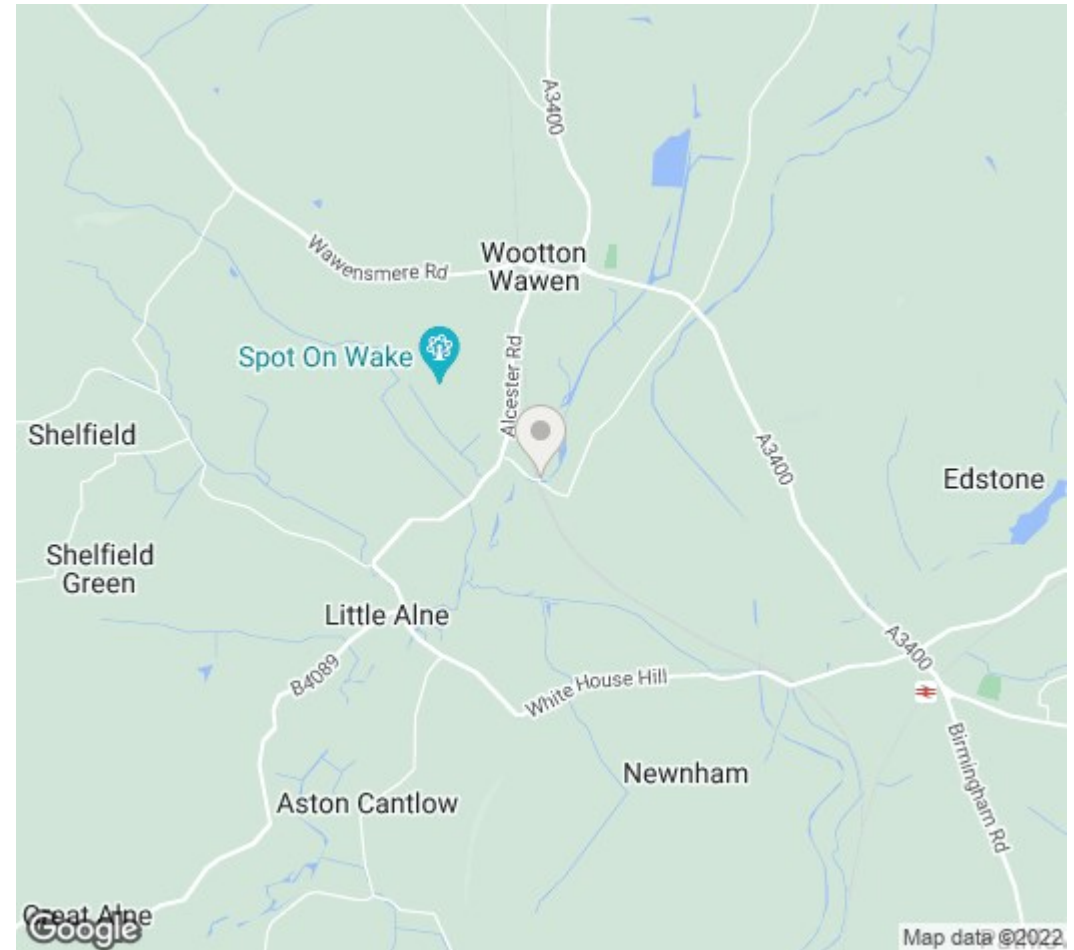


Approx. Floor
Area 72.40 Sq.M.
(779 Sq.Ft.)



Garage
Approx. Floor
Area 15.60 Sq.M.
(168 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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serving South Warwickshire & North Cotswolds

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