



**Sandfield Farm**  
**Stratford-Upon-Avon, CV37 9SW**  
**Offers In Excess Of £1,000,000**



\*\*\* Development Opportunity \*\*\*Nestled in the charming village of Luddington, just a stone's throw away from the historic town of Stratford-Upon-Avon, this exquisite barn conversion is a true gem waiting to be discovered.

Totalling approximately 2.4 Acres of land and including a residential barn, a range of outbuildings such as two further brick built barns, one with full planning permission to convert to a residential house (REF NUMER15/01589/FUL) and another that is currently being used for general agricultural storage.

The main dwelling house having three bedrooms, including a master suite with an en-suite bathroom, two reception rooms, kitchen/breakfast room, utility room and family bathroom. this home provides the perfect retreat for relaxation.

Steeped in character and charm, this barn conversion seamlessly blends traditional features with modern amenities, creating a warm and inviting atmosphere throughout. The rustic beams and exposed brickwork add a touch of authenticity to the property, making it a truly unique find.

No upward chain.



**Entrance Hall**

8'4" x 5'9" (2.55m x 1.76m)

Having a ceramic tiled floor, doorway leading to WC with access to the;

**Utility Room**

16'6" x 10'7" (5.04m x 3.24m)

Having a range of wall and base units with stainless steel sink with hot and cold tap over. A floor mounted oil fired boiler and ceramic tile floor. Doorway leading to the outside and another leading to;

**Kitchen/Breakfast Room**

12'8" x 13'8" (3.88m x 4.17m)

Having a range of wall and base units with laminate worktops over, composite sink with mixer tap over, single oven and ceramic tiled floor. Steps lead into;

**Dining Room**

12'8" x 14'8" (3.88m x 4.49m)

Having a vaulted ceiling with many exposed timbers, sliding patio doors leading outside. Glazed door leading to;

**Living Room**

12'8" x 19'7" (3.88m x 5.98m)

Having a vaulted ceiling with many exposed timbers, corner open fire, sliding patio door leading to the garden.

**Bedroom One**

15'1" x 18'8" (4.60m x 5.70m)

Generously sized master bedroom, having two wall lights, fitted wardrobe, exposed timber and doorway leading to the en-suite shower room, which has WC, hand basin inset to vanity unit and walk in shower.

**Bedroom Two**

15'6" x 13'2" (4.73m x 4.02m)

Generously sized double bedroom with a fitted wardrobe.

**Bedroom Three**

9'5" x 11'10" (2.89m x 3.62m)

Another double bedroom with exposed timbers and loft access.

**Family Bathroom**

9'5"(max) x 8'2" (2.89m(max) x 2.51m )

Four piece suite, having a WC, hand basin, bath and walk in shower. wood effect flooring and ceramic tiles to half height on. three walls.

**Outside**

Totalling approximately 3 Acres of land and including a residential barn, a range of outbuildings such as two further brick built barns, one with full planning permission to convert to a residential house (REF NUMER15/01589/FUL) and another that is currently being used for general agricultural storage. In addition there is a car port adjacent to the main dwelling and beyond is a substantial barn, currently being used for storage but could be turned into annexe/guest suite or Air B&B or for commercial use.

**Additional Information**

Services:

Electricity and water are connected to the property. The heating is oil fired.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band G

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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The floor plan shows a large rectangular building divided into four sections. On the left, there are two adjacent rectangular areas, each labeled "Barn with Planning Permission". To the right of these is a larger rectangular area labeled "Shelter". On the far right is a smaller rectangular area labeled "Store Room". The building has a thick black border representing the walls. There are several door openings: one at the top center, one at the bottom center, and one on the right wall between the "Shelter" and "Store Room" sections. The "Store Room" has a door opening on its left wall. There are also some small rectangular features along the bottom wall, possibly representing windows or vents.



Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

