







An outstanding opportunity to acquire a most impressive barn conversion of considerable style and character, sympathetically converted to retain much of the property's original character with a high level of appointment, featuring four bedroomed and two bathroomed accommodation. Magnificent galleried dining room and living/kitchen, three car garaging and charming mature gardens in most pleasant courtyard setting within this popular rural village location.

#### [The Village of Ladbroke](#)

Is a charming rural village set in a conservation area approximately a mile to the South of Southam, surrounded by beautiful open countryside yet convenient for a number of work centres including Leamington Spa, Southam, Coventry, Warwick and Banbury, and is within easy reach of the M40 (5 miles) and Warwick Parkway (11

miles). Within the village there is a well known gastro public house, a church and village hall and playing field. Excellent facilities including schools, shops and recreational facilities are only minutes away within Southam.

ehB Residential are pleased to offer Village Farm Barns which is an excellent opportunity to acquire a truly unique barn conversion which was originally converted from former farm buildings in 1997, successfully retaining much of the property's original character with a wealth of exposed beamed and rafted ceilings, roof timbers and exposed brickwork throughout the property. Yet successfully combines a high level of modern appointment including underfloor heating throughout the property, sealed unit double glazing and well appointed kitchen and bathrooms of note.

The centre piece of the generous accommodation is the magnificent galleried dining hall. The property provides a most flexible accommodation with the fourth bedroom easily being utilised as an additional reception room as required.

The property occupies a particularly pleasant position in the centre of the village in a courtyard setting, with triple garage and ample additional car parking, most charming 90ft garden being particularly noteworthy. The property has been beautifully maintained by the present owners and inspection is essential for the full level of accommodation, appointment and character of this truly unique property to be fully appreciated.

In detail the accommodation comprises:-







#### Entrance Hall

With picture window, exposed roof truss with ledged and braced doors off and leads to a...

#### Study/Bedroom

11'4" x 8'3" (3.45m x 2.51m)

With exposed roof truss and purlins, downlighters, windows to two aspects.

#### Utility Room

7'6" x 9' (2.29m x 2.74m)

With base cupboard and drawer unit, timber work surface, sink unit and mixer tap, a range of louvred door cupboards containing gas fired central heating boiler and lagged cylinder, paved floor, plumbing for automatic washing machine, appliance space for fridge.

#### Fitted Living/Kitchen

18' x 11' (5.49m x 3.35m)

With natural light from dual aspect including view over ornamental water feature and courtyard, full height pitched ceiling with exposed rafters and purlins, stone block tiled floor, recently fitted extensive range of base cupboard and drawer units with stainless steel door furniture, Quartz work surfaces, stainless steel one and a half bowl sink unit with mixer tap, matching range of high level cupboards, built-in Neff double oven and five ring burner, dishwasher, glazed panel splashback and stainless steel extractor hood over, built-in dishwasher and fridge. Steps leading to the...

#### Most Pleasant Lounge

17'10" x 21'9" (5.44m x 6.63m)

Having wood flooring, brick inglenook/fireplace feature with hearth



and wood burner, downlighters, wall light points, exposed stone wall feature, full height window. Partly open to the...

#### Galleried Dining Room

17'4" x 11'6" (5.28m x 3.51m)

With staircase and balustrade off to galleried landing with open pitched ceiling with rafters and purlin feature, wood flooring, windows to two aspects.

#### Sitting Room

9' x 11'9" (2.74m x 3.58m)

With downlighters.

#### Lobby

With tiled floor leads to...





#### Cloakroom/WC

With vanity unit incorporating wash hand basin, tiled splashback, low flush WC, extractor fan, downlighters.

#### Stairs and Galleried Landing

Which features the full height pitched ceiling with exposed timbers and roof trusses has ledged and braced doors off leading to...

#### Master Bedroom

12'10" x 10'4" (3.91m x 3.15m)

With built-in wardrobes with mirrored doors, exposed timbered pitched ceiling.

#### En-Suite Shower Room/WC

10'3" x 6' (3.12m x 1.83m)

With walk-in tiled shower enclosure, glazed brick screen, bidet, basin, built-in wardrobes with hanging rails and shelves, tiled floor, Velux window.

#### Bedroom

13'6" x 8'9" (4.11m x 2.67m)

With picture window with open staircase leading to...

#### Useful Mezzanine

6'7" x 11'3" (2.01m x 3.43m)

With balustrade.

#### Family Bathroom

10'10" x 6'3" (3.30m x 1.91m)

With white suite comprising panelled bath with mixer tap, shower attachment, shower screen and integrated shower unit with mirrored splashback, pedestal basin, low flush WC, bidet, built-in full height medicine cabinet, tiled floor, exposed rafters and purlins.

#### Bedroom

9' x 9' (2.74m x 2.74m)

With open tread staircase to useful galleried mezzanine, with balustrade and rafted and purlin ceiling.

#### Outside

The property is approached from Hedges Close, drive leads to a large courtyard principally laid to gravel featuring an impressive pond flanked by established flower borders and vines with water feature.

#### Adjoining Triple Garage

17'6" x 24'6" (5.33m x 7.47m)

Having three double doors, electric, light, power point. Pedestrian access with access to the...





#### Charming Landscaped Rear Garden

90' approximately in length (27.43m approximately in length)  
With extensive shaped lawn, paved patio with pergola covered with vine, wisteria and jasmine, established flower borders, well screened by established hedge and trees.

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).

#### Rights of Way & Covenants

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 the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

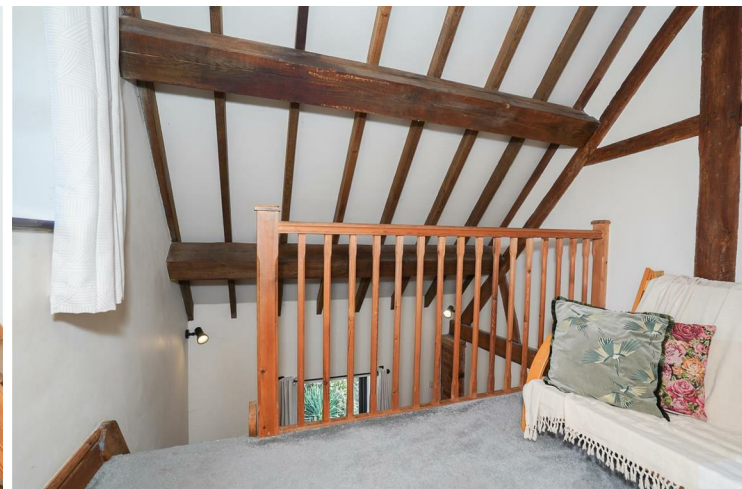
#### Council Tax

Council Tax Band F.

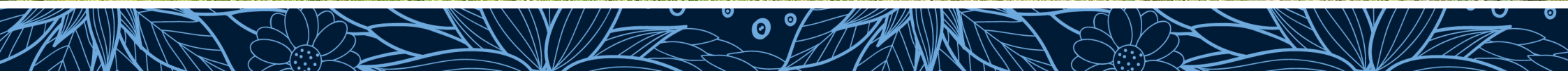
#### Location

Village Farm Barn  
Ladbroke  
Southam  
CV37 2BT











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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |

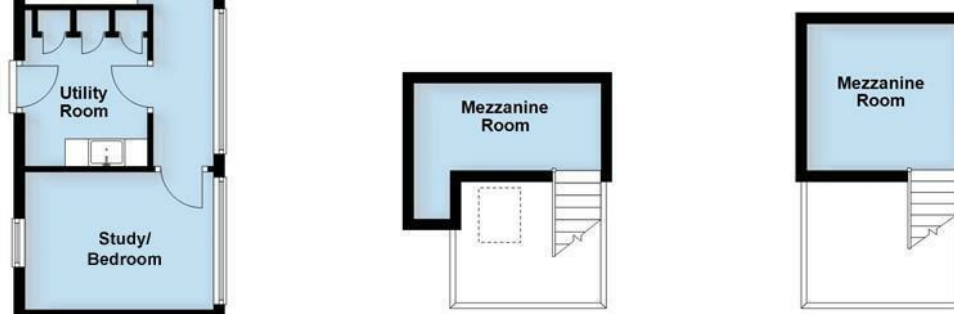
Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

**Ground Floor**  
Approx. 146.4 sq. metres (1575.9 sq. feet)



Total area: approx. 209.7 sq. metres (2257.2 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

**Second Floor**  
Approx. 13.5 sq. metres (144.8 sq. feet)



**First Floor**  
Approx. 49.8 sq. metres (536.5 sq. feet)

