





A characterful and charming, spacious and well presented four bedroomed and three receptions, detached barn conversion with attractive gardens and a 1.1 acre paddock to the rear.

Briefly Comprising;

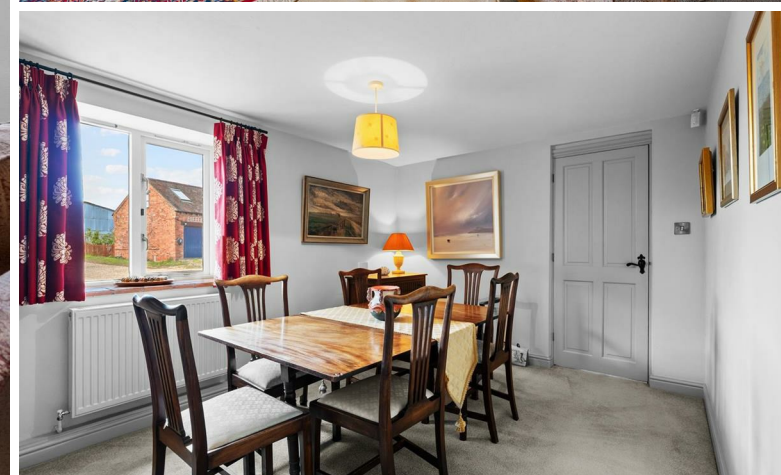
Entrance hallway with ground floor cloakroom, dining room leading to large sitting room with feature fire place and double doors to garden. Breakfast kitchen with hand painted units and solid working surfaces, large family room, study/office, part garage. Guest bedroom suite with fitted wardrobes and large en-suite bathroom. Main landing, master bedroom suite with dressing area, bedroom area and en-suite shower room, further large double bedroom and single bedroom four. Double glazing, oil radiator heating. Large courtyard. Landscaped, patioed, terraced and lawned rear garden with deck leading to approximately a 1.1 acre paddock to the rear.

Heron Croft Barn

Superbly styled, decorated and maintained detached barn conversion, offering a tranquil setting with open views to the rear, and set around a courtyard community of adjacent barns, farmhouse and cottages. Conveniently situated to the south side of Leamington Spa, just outside Bishops Tachbrook, offering good access to the road and rail network beyond.

The property benefits from well-proportioned and laid out living space, which gives three reception areas, a study as well as an eating kitchen.

Of particular note is the large guest bedroom suite with its own private staircase from the main entrance hallway. The remainder of the bedrooms being off the main landing, with the Master bedroom suite enjoying fitted wardrobes, dressing area and its own en-suite.



The views to the rear of the property are undoubtedly a standout feature, and with the paddock beyond offering a degree of flexibility for those wishing to pursue rural interests.

The Property

Is approached over the shared courtyard, via a few steps leading up to painted farmhouse style entrance door to entrance hallway.

Entrance Hallway

With staircase rising to first floor landing, radiator, timber framed double glazed window to rear elevation, door to ground floor cloakroom, double multi pane glazed doors leading to breakfast kitchen, and further door to bedroom two.

Ground Floor Cloakroom

Fitted with a white suite to comprise; low level WC, wall mounted wash hand basin with splashback tiling, timber framed double glazed window to front elevation, radiator.



Breakfast Kitchen

16'6" x 13'8" (5.03m x 4.17m)

Approached via three short steps leading down to the main kitchen space which is fitted with a range of hand painted wall and base units, with solid granite working surface and upstands over, twin Belfast style sink unit with mixer tap, large electric range style oven by Aga, with induction hob and twin filter hoods over, concealed Bosch washing machine, concealed Bosch dishwasher, terracotta coloured tile floor, painted beams, downlighter points, double glazed window to front and double glazed French doors to rear. Part multi pane glazed stable style door to garden. Column style radiator. Door leading through to...

Family Room

9'11" x 18'6" (3.02m x 5.64m)

With timber framed double glazed window to front elevation, double glazed French doors to garden, radiator, beams to ceiling, downlighter points, door to study and door to garage.

Study

7'6" x 7'11" (2.29m x 2.41m)

With double glazed timber framed window to rear elevation, radiator, cupboard concealing Worcester Heatslave oil fired central heating boiler.

L-Shaped Living/Dining Room

Dining Room

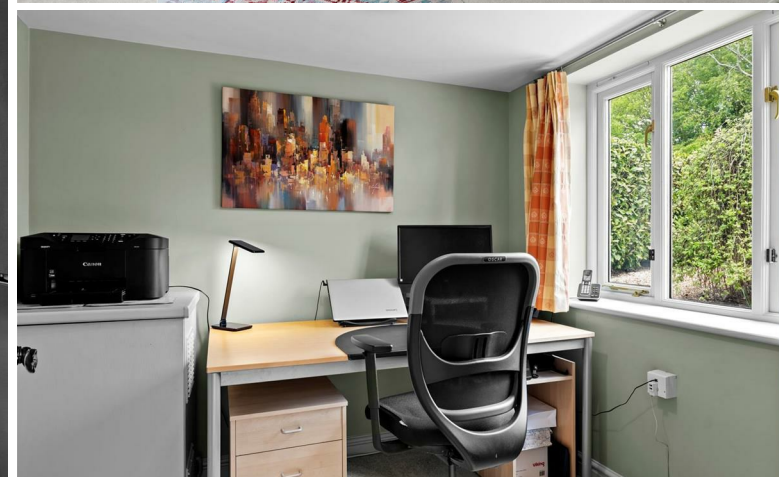
12'3" x 9'11" (3.73m x 3.02m)

With timber framed double glazed window to front elevation, radiator, door to useful understairs store cupboard, feature timber frame with stained and leaded glass inserts providing a partial screening to the adjacent L-shaped living room.

L-Shaped Living Room

20'7" x 13'5" expanding to 18'7" (6.27m x 4.09m expanding to 5.66m)

With feature exposed brickwork to fireplace with onset multi fuel burner



and flagstone hearth, two timber framed double glazed windows to front elevation, further matching window to rear and French doors, beamed ceiling, wall light points.

First Floor Landing

Exposed beamwork, Velux double glazed roofline window, radiator.

Master Bedroom Suite

20'4" overall (6.20m overall)

Approached via...

Dressing Area

13'1" x 9'1" (3.99m x 2.77m)

With feature angled ceiling lines and exposed timbers, double glazed Velux roofline window, further double glazed low level window, door to en-suite, opening to bedroom area.



Bedroom Area

9'1" including fitted w'robes x 13'1" (2.77m including fitted w'robes x 3.99m)

With feature vaulted ceiling lines and partially exposed timbers, double glazed windows, double radiator, tongue and groove doors to fitted wardrobe with hanging.

En-Suite Shower Room

Fitted with a white suite to comprise; corner wash hand basin with Grohe mixer tap, low level WC, corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, Velux double glazed roofline window, downlighter points, extractor, electric underfloor heating to tiled floor.

Bedroom Three

11'5" including fitted w'robes x 13'3" (3.48m including fitted w'robes x 4.04m)

With feature vaulted ceiling lines with exposed timbers, two Velux double glazed roofline windows, tongue and groove doors to fitted wardrobes providing useful storage.

Bedroom Four

9'2" x 6'9" (2.79m x 2.06m)

With feature semi angled ceiling lines with exposed ceiling timbers, Velux double glazed roofline window and further low level timber framed double glazed window to front, radiator.

Bedroom Two

20'11" inc staircase and fitted w'robes x 12'2" (6.38m inc staircase and fitted w'robes x 3.73m)

Approached via a separate staircase from the hallway, providing the perfect guest suite. With low level double glazed timber window to front elevation to Lobby Area with stairs leading up to the main bedroom space. Feature vaulted ceiling lines, downlighter points to ceiling, Velux double glazed roofline window, radiator, fitted wardrobes providing useful storage, door through to...

Large En-Suite Bathroom

Fitted with a period style suite to comprise; oval double ended bath with telephone style shower attachment to mixer tap, low level WC, pedestal wash hand basin, enclosed shower cubicle with fixed rainwater style shower head,

splashback tiling, chrome radiator towel rail, painted beams, downlighter points to ceiling, Velux double glazed roofline window to rear.

Outside (Front)

To the front of the property is a large shared gravelled forecourt courtyard, shared with the adjacent property, albeit the majority of it is owned by Heron Croft Barn, with five bar gate to the side leading to the rear garden.

Outside (Rear)

The rear garden being undoubtedly a superb feature of this home, with a lovely patio terrace which brings you to the rear of the Family Room and Breakfast Kitchen, flanked by low brick walling, providing a superb entertaining space with a short flight of gentle steps leading up to the remainder of the garden with herbaceous borders. The garden is principally laid to lawn with landscaped gravelled pathways, one leading to a timber deck with pergola and seating position. Further patio terrace area with discrete screening. Oil tank replaced in 2023. Large timber garden shed, raised vegetable beds.

Paddock Area

Approximately 1.1 acre. With further metal storage shed.



There is a five bar gate giving gated vehicular access across the adjacent land into the paddock, should that be required.

[Mobile Phone Coverage](#)

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

[Broadband Availability](#)

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

[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 with the exception of gas and mains drainage. 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. Mains drainage is by way of a private septic tank. Central heating is by way of oil fired boiler.

[Council Tax](#)

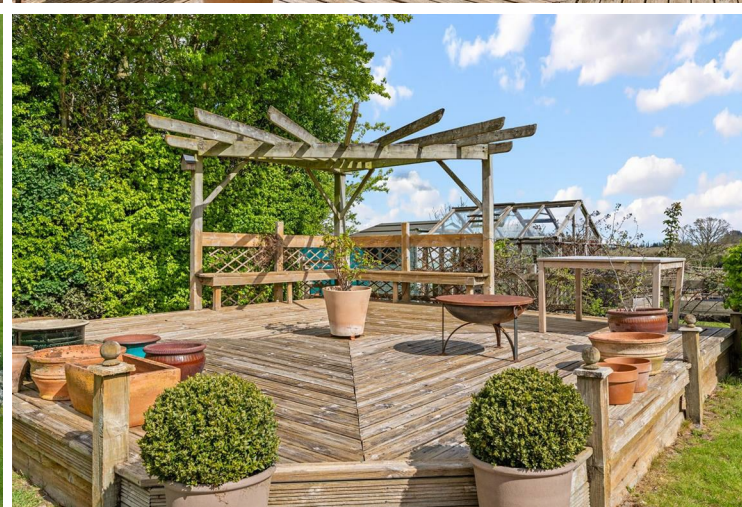
Council Tax Band G.

[Approach](#)

The property is approached via a track of just under a mile from the Oakley Wood Road. As you continue down the track at the first turning

take the right hand turn, continue along for some distance until just before reaching the properties where there is a left turn which leads in between the modern barn, and to the older barns and the original Farmhouse. Turn left into the courtyard and Heron Croft Barn is directly ahead of you. For ownership and maintenance details of the track, ask Agents for information. Costs typically £100-200 per annum.







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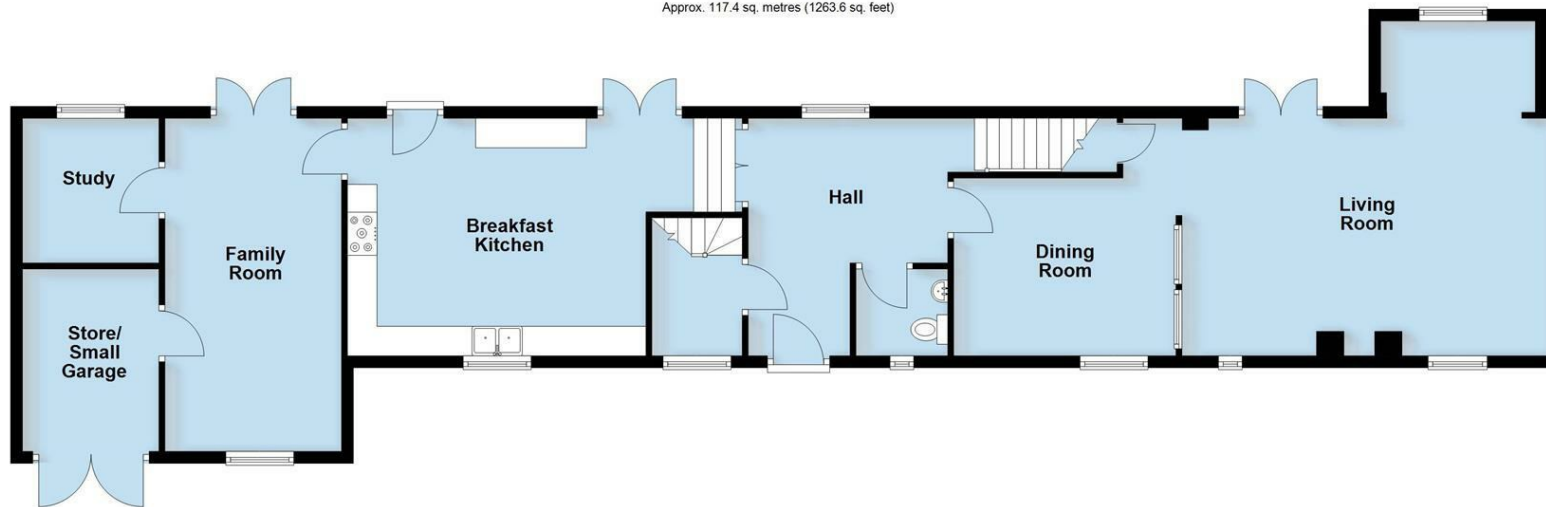
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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

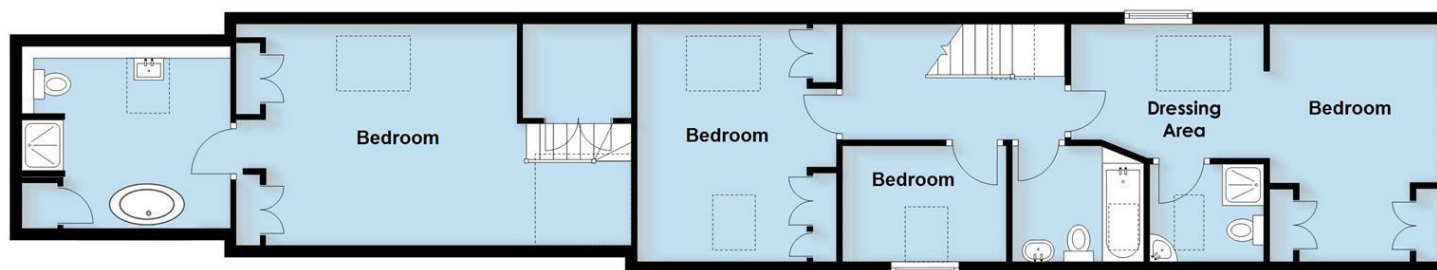
Ground Floor

Approx. 117.4 sq. metres (1263.6 sq. feet)



First Floor

Approx. 91.1 sq. metres (980.7 sq. feet)



Total area: approx. 208.5 sq. metres (2244.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact