

## HINGE BARN, RUGBY ROAD, CUBBINGTON CV32 7JL



### A DETACHED ONE BEDROOM BARN WITH NO CHAIN.

- UNIQUE BARN
  - DETACHED
- ONE DOUBLE BEDROOM
  - KITCHEN
  - LOUNGE
  - BATHROOM
  - GARDEN
- LOFT SPACE THAT CAN BE USED AS A FURTHER BEDROOM/OFFICE
- PRIVATE GATED DRIVEWAY
- EDGE OF COUNTRYSIDE

1 BEDROOMS

£300,000

Nestled on Rugby Road in the picturesque village of Cubbington, Leamington Spa, this unique and charming detached property offers a delightful living experience. With one spacious double bedroom, this character home is perfect for individuals or couples seeking a tranquil retreat.

The property boasts an abundance of character throughout, showcasing its distinctive features that set it apart from the ordinary. The secluded and private plot enhances the sense of peace and serenity, making it an ideal sanctuary away from the hustle and bustle of everyday life.

One of the standout advantages of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly appealing for those eager to settle into their new home without unnecessary delays.

Sitting right on the edge of the countryside, the location is also a real selling point to the barn, Whilst there is currently a shed for storage at the front of the property, STP, there is enough space for the erection of a garage.

Whether you are a first-time buyer or looking to downsize, this charming detached property on Rugby Road presents a wonderful opportunity to embrace a unique lifestyle in a sought-after location. Don't miss the chance to make this delightful home your own.

### **Front**

The bungalow sits back nicely from the main road and has its own private gated entrance.

### **Entrance**

Access takes you into a vestibule area, with the kitchen immediately ahead, bedroom to the left and reception room to the right.

### **Living Room 14'11" x 9'9" (4.55 x 2.98)**

With light points and two radiators, double glazed windows to both side aspects. There is a ladder leading to a loft type space, which has been used as an office or even a 2nd bedroom.

### **Loft Space/Office 9'9" x 7'7" (2.98 x 2.32)**

A double glazed window to the rear aspect, light point and a radiator.

### **Kitchen 13'0" x 9'1" (3.98 x 2.78)**

With exposed beams, light point and a radiator. Kitchen worktop with multiple storage compartments, integrated oven and grill with hobs. There is a space for all white goods.

### **Bedroom 9'10" x 8'4" (3.00 x 2.55)**

With light points to the wall, double glazed window to the front aspect, built in wardrobes and a radiator.

### **Bathroom 5'11" x 5'6" (1.81 x 1.70)**

With a double glazed window to the rear aspect. bath with shower attachment, WC, light point, sink and radiator.

### **Garden**

With access back to the front of the property to the sides. The garden overlooks countryside and is laid to artificial lawn.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The property has been a long term holiday let and is taxed under business rates currently.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



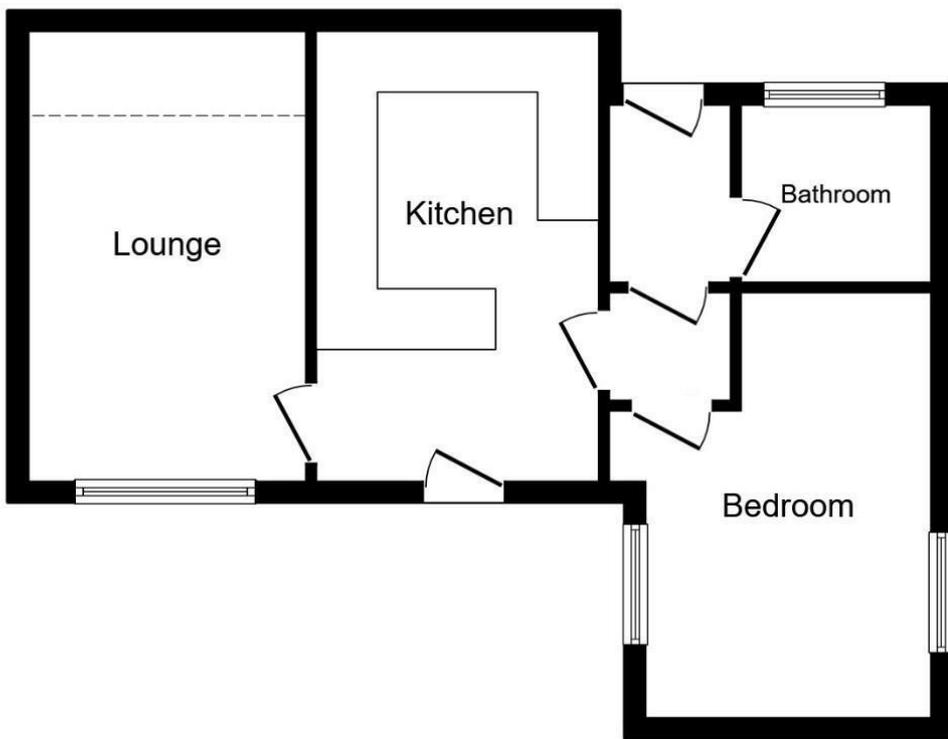




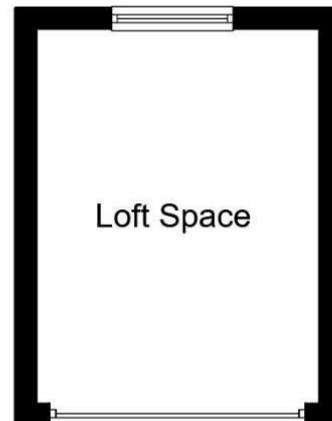








Floor Plan



Loft Space

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">84</span> </div>
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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