

Charlecote Barns, Charlecote, Wellesbourne



6, Charlecote Barns

Charlecote CV35

A beautiful barn conversion finished to an exacting standard and enjoying stunning views over the neighbouring Charlecote Park.

Charlecote Barns are situated in the open countryside close to the sought-after village of Charlecote. Set in the heart of the village, Charlecote Park is a majestic stately home, originally completed by Sir Thomas Lucy in 1558 and owned by the Lucy family for over 900 years. Considered to be one of the first great Elizabethan houses, its beautiful parkland setting was created by England's greatest landscape designer, Lancelot 'Capability' Brown. The property is now managed by the National Trust.

Charlecote has a fine parish church and a hotel, with everyday needs being catered for about a mile away in the village of Wellesbourne.



Tenure: Freehold

Local authority: Stratford on Avon District Council

Council tax band: TBC







Description

From the moment one enters Number 6, one is immediately drawn to the exceptional quality of the finish and the uncompromising attention to detail.

The ground floor comprises a handsome drawing room enjoying a dual aspect, with a fireplace housing a log burner and with sliding doors opening to the rear.

The hub of this home is the beautiful open-plan kitchen, dining, and family room. Double doors open on to an extensive patio area, ideal for alfresco dining, and offering stunning views over the gardens and grounds beyond.

The kitchen has been hand-crafted by the joiners at Christopher Peters and comprises a range of wall-mounted and base cabinets sitting beneath quartz worktops together with a central island including a breakfast bar.

There is a range of integrated Siemens appliances including a convection oven, a microwave/oven combi, an induction hob, a warming drawer, a full-height fridge and freezer, a dishwasher, a wine cooler and a Quooker hot tap.

Consistently featuring in surveys of the best places to live in the UK, the nearby towns of Warwick, Royal Leamington Spa and Stratford upon Avon have a wealth of independent and branded retail stores, as well as cafes, bars, and restaurants. Globally renowned for its Shakespearean heritage, Stratford upon Avon is a national cultural treasure and home to the Royal Shakespeare Theatre. Sporting facilities include racing at Stratford upon Avon, Cheltenham, and Warwick. There are also outstanding golf courses at Leek Wootton and Stratford upon Avon.

Nationally recognised schools within close proximity include Warwick Preparatory School, Warwick Junior School, Warwick School, King's High School, King Edward VI Grammar School and Stratford Girls' Grammar School.







There is ample space for a dining table and chairs as well as a seating area. The ground floor is further complemented by a utility and boot room as well as a cloakroom.

The first floor mirrors the outstanding build quality of the ground floor, with a desirable principal bedroom suite accompanied by a well-appointed en suite shower room and offers stunning views over the neighbouring deer park and grounds of Charlecote Park. There are an additional two bedrooms and two bathrooms, one of these being en suite.

Gardens and Grounds

Outside, the property has the benefit of two parking spaces and a double garage. To the rear is an extensive garden being mainly laid to lawn. With a post-rail fence separating you from the grounds of Charlecote Park, it is clear that this property is in an exceptional position.

Services

Mains electricity and water. Shared drainage system. Air source heat pump for central heating. Underfloor heating throughout the ground floor. MVHR system. Electrical vehicle charging point. Chubb alarm system.

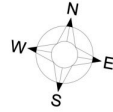
Directions

From the M40 (J15) take the A429 signposted to Stow on the Wold. Proceed along the by-pass around the village of Barford. After approximately 2 miles, turn right into Charlecote. Proceed through the village, passing the Charlecote Pheasant Hotel on your left and the entrance to Charlecote Park on your right. The entrance to Charlecote Barns will be on your right as you leave the village before reaching the crossroads.

Viewing

By prior appointment only with the agents.





Approximate Gross Internal Floor Area 178 sq m / 1916 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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