



2 Feldon View Barns, Frankton, Warwickshire





A **beautifully converted** former traditional brick farm building with a contemporary design.

Situated in an elevated location with far-reaching views with gardens.

Rugby 6 miles (Intercity trains to London Euston from 48 mins),
Leamington Spa 7 miles, M40 (J12) 13 miles, M45 3 miles, Coventry 9 miles,
Banbury 22 miles (trains to London Marylebone from 58 mins),
Birmingham 22 miles, London 88 miles
(All distances and time are approximate)



Summary of accommodation

Barn 2: Entrance hall | Part vaulted expansive reception space with kitchen, dining and sitting areas | Office/study | Cloakroom | Utility room | Pantry and plant room | Gallery leading to the principal bedroom with en suite shower room and two further large bedrooms, all with south-facing patio doors to the garden | Family bathroom | First floor bedroom with en suite shower room

Air source heat pump with underfloor heating to the ground floor
Far-reaching views | Garden, parking for four cars | EPC: B

Paddock of in all about 4.5 acres available by separate negotiation.

Situation

Feldon View Barns are set down a long shared private drive, well back from the public road and surrounded by traditional farmland.

Frankton is a charming small Warwickshire village with a parish church, pre-school nursery, village hall and The Friendly Inn public house. It is located approximately 6 miles from Rugby and 7 miles from Leamington Spa.

Birmingham and London are easily accessible by road and rail links. There are main line rail services from Rugby offering a direct service to London Euston (approximately 48 minutes) and from Leamington Spa to London Marylebone. There is good access to the motorway network with the M45 providing fast access to the rest of the country via the M1, M42, M5, M40 and M6.

Comprehensive shopping can be found at Rugby and Leamington Spa, which also benefit from a wide range of cultural and recreational facilities. Leisure facilities in the area include golf at Whitefields, Thurlaston, Staverton and Hellidon Lakes, racing at Warwick and Stratford-upon-Avon and sailing and fishing at Draycote Reservoir, Theatres at Stratford-upon-Avon. Footpaths and bridle paths give access to the surrounding countryside.



There is an excellent range of state, grammar and private schools in the area, including Rugby School, Rugby grammar schools, Princethorpe College. Arnold Lodge School and Kingsley School for Girls in Leamington Spa. Bilton Grange, Dunchurch and Warwick School in Warwick. Others a little further away include Tudor Hall and Bloxham.

The property

Part of a farmyard development to create five individual bespoke homes, with 10 year warranties, this attractive home is created from a traditional Georgian brick farm barn, with a high driftway window. Barn 2 is partly double-height, with a single-storey bedroom wing.

The property has large double-glazed dark grey aluminium windows and doors and sliding patio doors in conjunction with the extensive use of fixed and remotely opening roof lights.

With high levels of insulation, mostly tiled ground floor flooring with an air source underfloor heating the property will be economic and environmentally friendly to run. Brick faced exterior walls and slate pitched roof will retain the character of the building, combined with the contemporary look of aluminium gutters and aluminium powder coated windows and doors. The very large, partly vaulted principal living and kitchen space enjoys the south-facing views, and with the benefit of a contemporary wood-burning stove, high-quality fitted kitchen with integrated appliances, sink, cooker and island unit and ample dining and sitting space this room is dramatic. The home office/study is ideal for home working.

There are four generous bedrooms, bathroom and shower rooms with high-quality sanitary ware, tiling and basins in vanity units, including twin basins in the principal bedroom en suite. The ground-floor bedrooms have wide sliding patio doors to the south-facing garden patio. The first floor bedroom and shower room are approached by a bespoke timber staircase to the landing.





Gardens & grounds

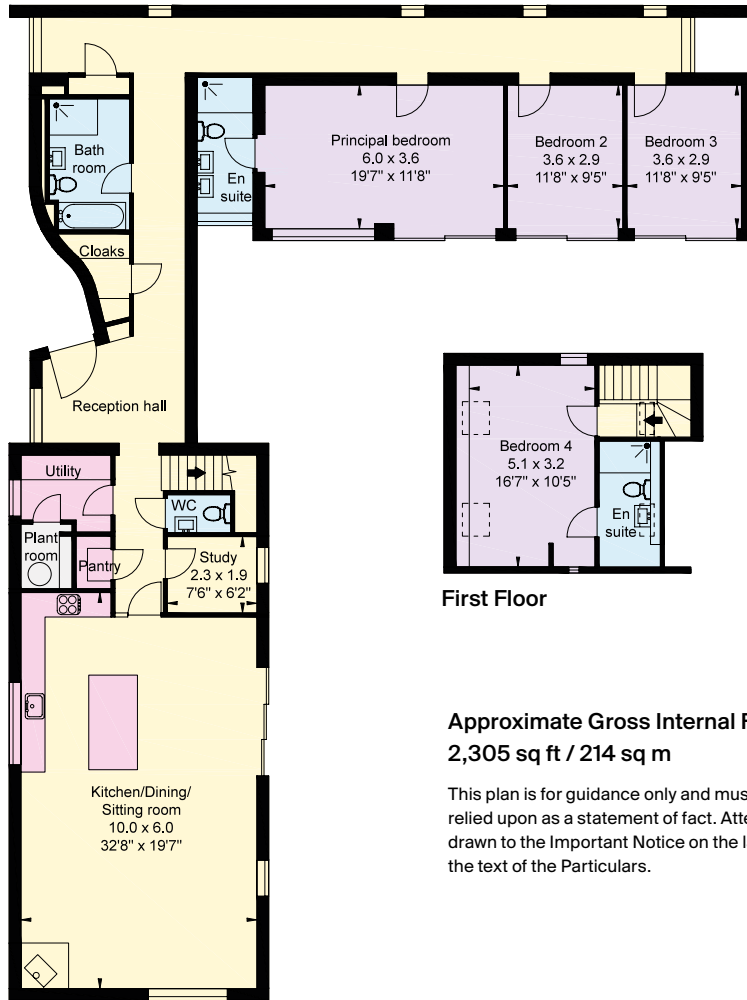
There are four parking spaces for the property, and the generous garden has a brick boundary wall for privacy. There are paved patios and paths. Paddocks extending to about 4.5 acres beside the drive are also available, making the property ideal for a buyer with an equestrian interest or a desire for a field for amenity, livestock, wild flower meadow or woodland planting.

Services

Mains water and electricity are connected to the property. A communal sewerage treatment plant serves the 5 properties. Air source heat pump for central heating. Telephone and broadband.

Directions (CV23 9PB)

From the M1 (J17) take the A45 to the end. Continue in a westward direction on the A45 for about 1/3rd of a mile and fork left onto the B4453. After about 1 mile turn left, signed to Bourton and Frankton and take the next turn right to Frankton. Proceed into the village, past The Friendly Inn, and turn left into Birdingbury Road. Proceed up the hill and the entrance drive to Feldon View Barns will be found on the right. Barn 2 is the first barn on the left past Feldon View Farmhouse.



First Floor

Approximate Gross Internal Floor Area
2,305 sq ft / 214 sq m

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.

Alternatively, from the M40, leave at junction 11 and travel northwards on the A423 signed Southam & Coventry. Proceed through Southam and Long Itchington on the A423 and turn right signed Birdingbury. Proceed through Birdingbury and turn left signed Frankton. The entrance to Feldon View Barns will then be on your left before descending into the village.

Viewing

By prior appointment only through the agents.

Property information

Tenure: Freehold

Local Authority: Rugby Borough Council. Telephone: 01788 533533

Council Tax: Band awaited



Ground Floor

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

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I would be delighted to tell you more

James Way

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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 August 2023. Photographs and videos dated August 2022.

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Date: 29 August 2023
Our reference: STR012129148

2 Feldon View Barns, Birdingbury Road Frankton, Rugby, CV23 9PB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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