



1 Feldon View Barns, Frankton, Warwickshire



A beautifully converted detached former farm building.

Contemporary design with stunning views to the south in a beautiful elevated location, with a garden and paddock area, close to a sought-after village, on the edge of a farmyard development, to create five individual bespoke homes, with ten year warranties

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

Entrance hall | Open plan part vaulted sitting/kitchen/dining room with wood burner and south-facing glazed doors to the loggia and patio | Ground floor principal bedroom one with en suite shower room | Utility room | Cloakroom
Landing | Double bedroom two with walk in wardrobe and en suite shower room and two further bedrooms | Office/study | Family bathroom

Air source heat pump with underfloor heating to the ground floor
South and east-facing garden | Parking for 4 cars | Paddock area | EPC B

In all about 0.55 acre

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 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.

There is comprehensive shopping at Rugby and Leamington Spa, which also benefits 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

Created from a former steel-framed farm building, Barn 1 is a two-storey house with a contemporary design with accommodation extending to over 1,740 square feet. The property has large double-glazed dark grey aluminium windows and doors and sliding patio doors. The property will be economical and environmentally friendly to run with high insulation levels, mostly tiled ground floor flooring with air source underfloor heating.

The barn has corrugated metal cladding to the exterior, and metal roof cladding which will retain the character of the building with high levels of insulation, combined with the contemporary look of aluminium gutters and aluminium powder-coated windows and doors.

The entrance hall has a coat cupboard with a pressurised hot water tank. Cloakroom with WC and basin. The open plan part vaulted living/dining/kitchen space is stunning, flooded with light and enjoying the best of the views over the paddock.

Fitted kitchen with integrated appliances and an island unit; the living area has a contemporary wood-burning stove, sliding glazed doors to the outside and a staircase rising to the gallery landing above. The utility room has a sink and plumbing with a door to the outside.

There is a ground-floor bedroom with a window, east-facing French doors to the garden, and an en suite shower room.

To the first floor, off the landing with a built-in cupboard, are double bedroom two, with sliding doors to the south-facing balcony with a glass balustrade which enjoys the open views to the southwest. Walk-in wardrobe and en suite shower room. Double bedroom three with two west-facing windows and double bedroom four facing east family bathroom with high-quality sanitary ware and tiling. Also on this floor is a practical home office/study.

Gardens and grounds

The property has four parking spaces and an electric car charging point. The south and east-facing garden has a blue brick-patterned brick wall to the west side boundary and a paved patio and path. The paddock area has a post and rail fence to the garden and vehicular access off the main drive.

Services

Mains water and electricity are connected to the property. A communal sewerage treatment plant serves the five 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. Proceed past Feldon View Farmhouse to Feldon View Barns.

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

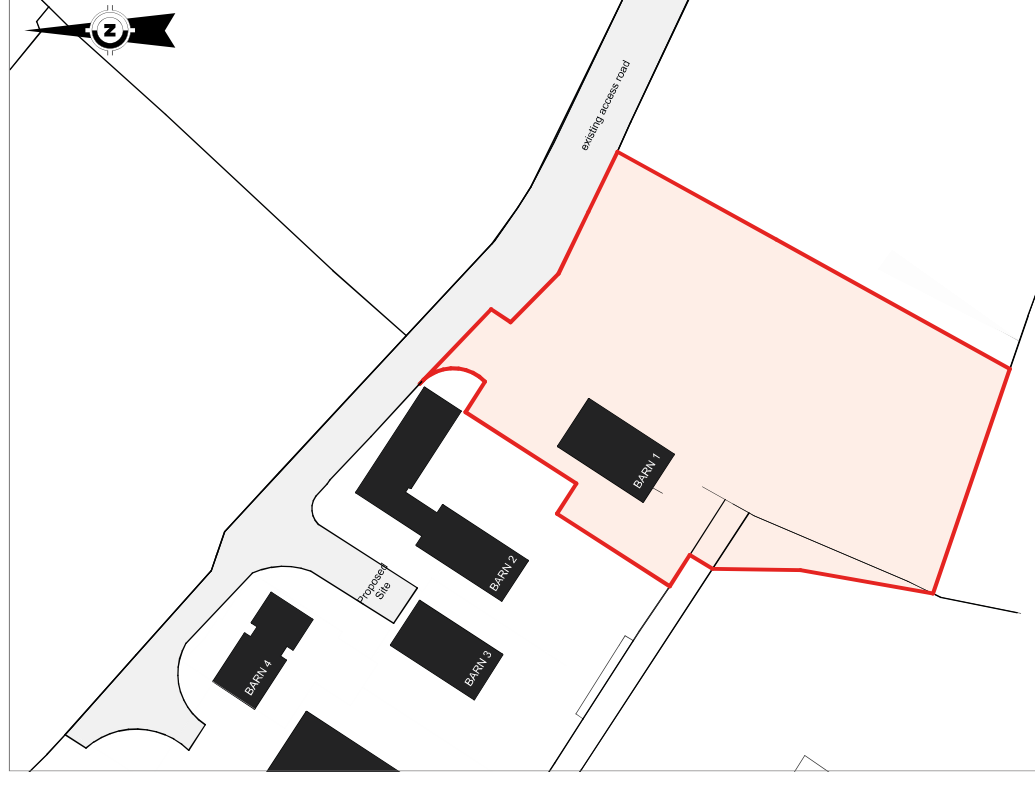
By prior appointment only through the agents.

Property information

Tenure: Freehold

Local Authority: Rugby Borough Council. Telephone: 01788 533533

Council Tax: Band awaited



Approximate Gross Internal Floor Area
1,744 sq ft/162 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.

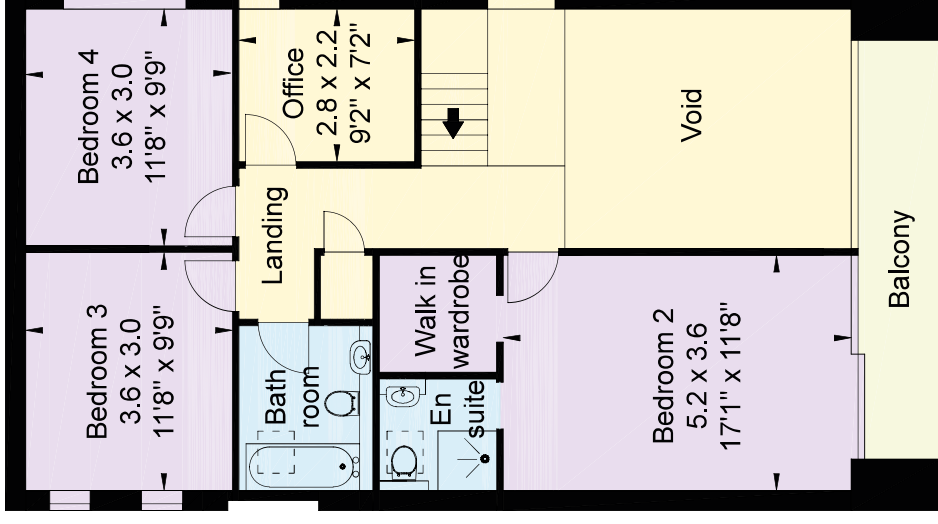


Ground Floor

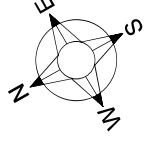
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Stratford-upon-Avon
Warwickshire CV37 6YX
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I would be delighted to tell you more

James Way
01789 297735
james.way@knightfrank.com



First Floor



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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Date: 08 November 2023
Our reference: STR012237620

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

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Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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