



The Green Barn, Dorsington, Warwickshire



The Green Barn, Dorsington, Stratford-upon-Avon

Set in a conservation area on the edge of the Cotswolds, Dorsington offers rural countryside living located just 7 miles from Stratford-upon-Avon.

The desirable village of Dorsington features its own Victorian church and village green and is surrounded by The Heart of England Forest, with over 1 million trees planted since 1996, a fine area with miles of permissive walks. Dorsington is still close enough to major towns for larger shops, restaurants and healthcare facilities.

For everyday needs, there are local amenities such as pubs, a village shop, a butcher and a hair salon close by in Welford-on-Avon.

Primary schooling can be found in both Welford-on-Avon and Pebworth, along with a variety of other schooling in the area, including Stratford-upon-Avon Grammar School, The Croft Preparatory School, Warwick Prep and Public Schools and King's High School for Girls in Warwick. There are rail links to London from nearby Honeybourne.



Guide price: £850,000: Freehold

Local authority: Stratford-on-Avon District Council





Located in the picturesque setting of Dorsington, the conservation village within the Heart of England Forest, this unconverted barn, with planning to transform into an innovative and stunning six bedroom family home, sits in approximately 13 acres of land. The Green Barn is set well off the road, with lovely views over open countryside and to the Cotswolds.

The barn has Class Q planning consent for change of use to a dwelling house from Stratford-on-Avon District Council reference 21/03352/COUQ dated 12 January 2021. Completion of the building works would need to be finished within 3 years of that date. Further enquiries should be made to the district council planning department. Access to the property is by a right of way past The Moat House. The barn is sold with 13.2 acres of grassland bounded by the Noleham Brook.

The design is highly contemporary, providing six bedrooms and four bathrooms, gallery landing and stylish suspended circular seating area with glazed roof above, hallway with storage and W.C., cinema room, drawing room, open plan kitchen/ family room with sunken dining area, larder, utility room, boot room and second W.C. This property offers a great opportunity for a buyer to create a fascinating modern home with a high level of thermal insulation, a contemporary appearance and low-energy heating and lighting.

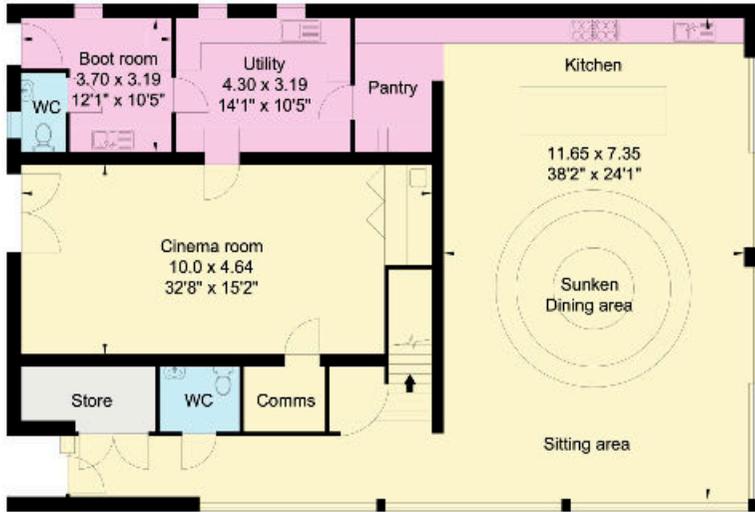
Gardens and grounds

Beside the barn, there is a further barn with blockwork walls and Yorkshire boarding above. It is ideal for livestock or horses, with a parking/ turning area in front. A restricted right of way exists along the southern boundary of the property to give access to adjoining farmland. The land consists of two paddocks, one with timber field shelter, all with running water, an external toilet and access to the Heart of England Forest.

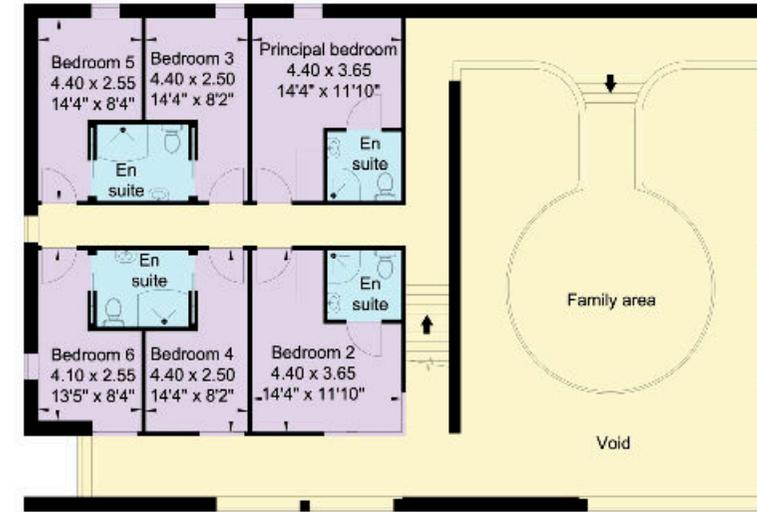
Services

Mains electricity and water are connected to the property. The purchaser will be required to install a private treatment plant.





Ground Floor



First Floor

Approximate Gross Internal Floor Area
336 sq m / 3620 sq ft



The Green Barn Dorsington

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.

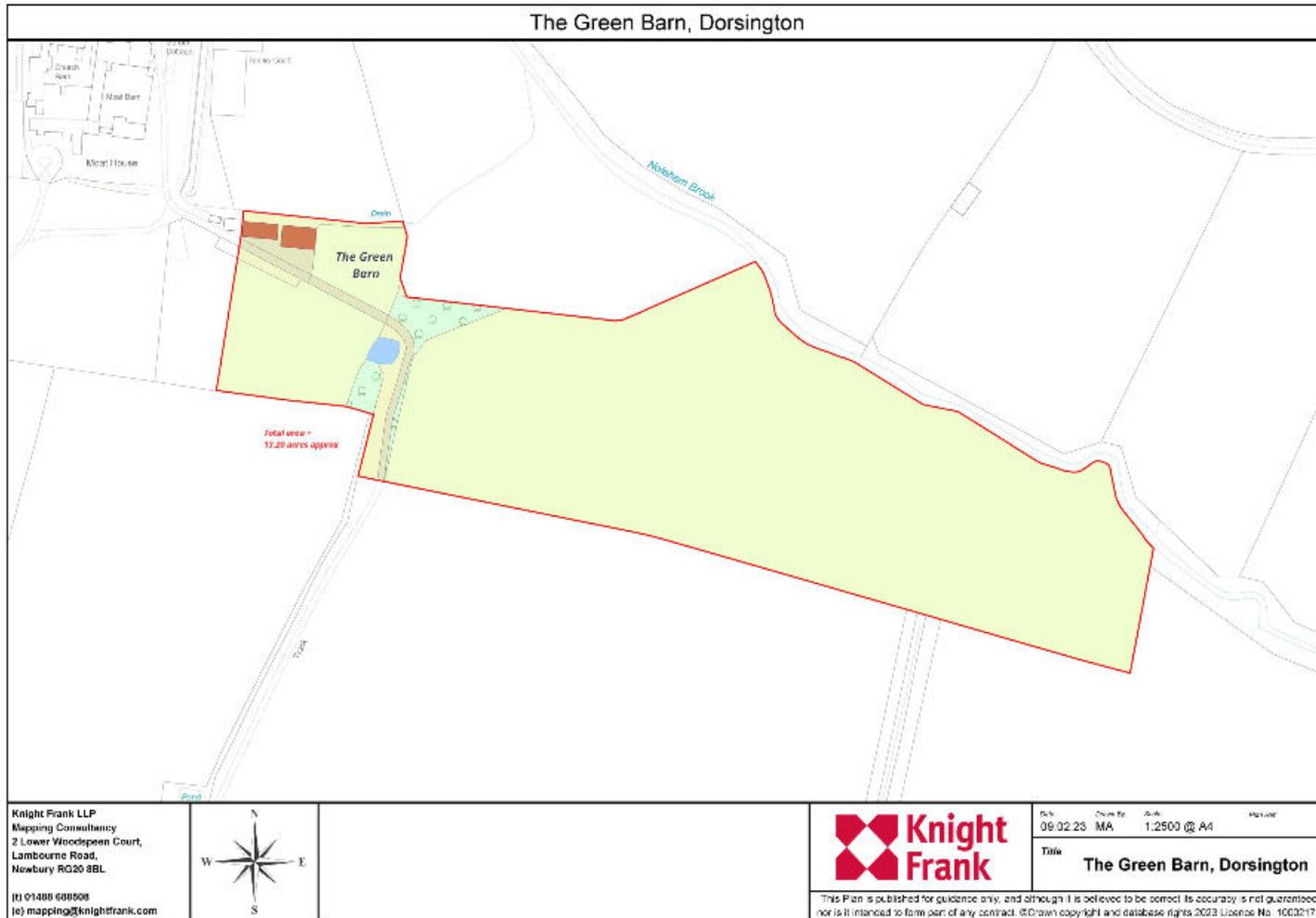


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Particulars dated February 2023. Photographs and videos dated Autumn 2022.

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