





Olde Barn

“Olde Barn” sits quietly in a country lane in the pretty hamlet of Shelfield surrounded by lovely countryside and other charming homes. Converted around 35 years ago by the current owner, this lovely Grade II listed home offers flexible accommodation in the main house, set within splendid landscaped gardens and acreage of approximately 1.2 acres with a lake and fountain, and charming foot bridges together with a pretty children's hide-away 'The Duck House' to entertain the family.

Olde Barns’ excellent grounds benefit from a variety of outbuildings; The largest of which is 'Oak House', being detached and sits privately in the gardens, partially converted to provide 2 bedrooms, one galleried, a bathroom, and a kitchen. Currently with existing planning consent for a holiday let, giving the new owners a potential income or indeed additional family accommodation if required.

Olde Barn has been tastefully converted and is filled with period features, with an abundance of beautiful natural stone and oak. Superb original Wilmcote stone flooring in the entrance/dining hall, high-quality oak staircase, galleried oak floored landing/lounge area, and traditional fixtures and fittings make this a very unique and sought after home.

The main house, Olde Barn also offers an outside summer kitchen outbuilding, lovingly named ‘Cart Hovel’ with a covered patio, double garaging with a home office and ensuite, and plenty of space for multiple car-parking.

Viewing is essential to fully appreciate the charming and flexible accommodation this home has to offer.





Approach

Accessed through a private entrance with security gates along a sweeping driveway surrounded by lovely landscaped gardens and lake.

Dining Entrance Hall

A beautiful dining hall with a pretty working fireplace, original Wilmcote stone flooring, large full-length barn windows, and patio doors leading to a South Easterly terraced seating area. A really flexible room which could be utilised in many different ways to suit family life.

Living Room

A warm and cosy living room with a gorgeous feature brick fireplace currently housing an LPG gas fire and feature windows.

Inner Hallway & Downstairs WC

With useful storage cupboard and downstairs WC.

Breakfast Kitchen & Snug

A delightful fully fitted country style kitchen , granite worksurfaces, with Bosch appliances included, having tiled flooring and a stable door leading to the gardens. Large French doors opening through to a charming Snug with Inglenook fireplace with woodburner, and brick feature wall, feature window looking through to the Dining Hall.

Galleried Landing

Currently utilised as an additional snug/sitting room by the current owner, but could lend itself to becoming a lovely office space or study area. Housing a useful linen store.

Main Bathroom

Recently refurbished with luxury fittings.

Bedroom Two

With superb views over the landscaped gardens and lake.



Bedroom Three

To the rear of the property with views over the countryside

Master Bedroom with En- Suite

A well proportioned bedroom with the benefit of en suite facilities which has recently been refurbished and offers a WC, hand wash basin, and large walk-in shower with storage area for linen.

Study/Office

Another great study/office area that could be utilised as a dressing area is in close proximity to the bedrooms.

OUTSIDE

A truly magical garden with an array of mature shrubs, plants, and trees together with a beautiful lake with feature bridges. The 'Duck House' is a pretty little garden building ideal for the younger members of the family to play away their days. Benefitting from light and power, overlooking the island with an array of visiting wildlife nesting and visiting.



Cart Hovel, Garaging, and Parking

The outside space offers lots of parking areas for the larger family and visitors alike together with a double garage with additional working office space above. With toilet shower and washroom. The 'Cart Hovel' is a pretty brick building that offers a summer kitchen space with a little covered patio area for alfresco / BBQ dining. The property has recently had a new Oil Boiler fitted and this is housed in the double garage. There are large double Oil Tanks covered alongside the main garage.

THE OAK HOUSE

The Oak House is a part converted building within the grounds of the Olde Barn which has current planning consent to be used as a holiday let which could, when completed by the new owners offer a great holiday let income. There is, however, a residential planning application in process. All services are ready to connect to the property.

Additional Information

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is MAINS WATER, ELECTRICITY, DRAINAGE IS VIA A KLARGESTER SEPTIC TANK. connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







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