





## THE BARN, Ullenhall

Harts are delighted to offer for sale this wonderful 17<sup>th</sup> Century barn conversion in the sought-after village of Ullenhall. This statutory listed property provides over 6000 sq ft of flexible living spaces including self-contained areas so ideal for extended families or regular visiting guests. Perfect for those looking for a special characterful home benefitting from features such as exposed red brick, character fireplaces, high vaulted ceilings, and original timbers to name but a few. We highly recommend you view this property in person to fully appreciate its charm and ambience.

The Barn is set well back from the road and sits prettily behind a beautiful lawned fore garden surrounded by mature trees and shrubs. The garden is full of herbaceous planting, cottage garden plants, climbing clematis, and wonderful wisteria and this plot is set in stunning countryside. Alongside the garden is a driveway offering parking for several cars.

The main house is full of charm and character, but does require some enhancement and modernisation in part (subject to planning and Listed Building Consents) and benefits from many rooms which could be utilised in a number of ways to suit modern family life. The large reception hall is a wonderful room with a feature fireplace, oak flooring, and doors radiating off to multiple rooms.

An impressive, well-proportioned split-level sitting room and dining room with twin feature brick archways, tall ceilings, and windows to three sides allowing lots of natural light to flood the room.

The country-style kitchen, bathed in natural light, is fitted with a range of eye and base level units together with a large central island ideal for informal dining, and of course, the picture would not be complete without mentioning the AGA. Sitting close to the kitchen is a cosy breakfast room with useful pantry store, as well as a laundry/utility room and a gardener's WC with easy access into the garden. The ground floor also benefits from two large, bright double bedrooms and two bathrooms for those needing one-level access.





On the first floor there is a fabulous games / entertaining room which is in excess of 33ft so lots of space for all the family to congregate. Alongside, there is a further sitting room, a double bedroom with en suite and a separate shower room. The accommodation continues to a further floor offering two good size bedrooms, one of which could be utilised as a home office possibly.

The games room also has access to the first floor of additional accommodation used in conjunction with the main dwelling which is ideal for either guests or extended family members. This useful area has a ground floor open plan kitchen / living room with access to the front garden and a first floor bedroom and en suite.

**THE LODGE** In the grounds of the main house and classed as a separate dwelling is this self contained property comprising hallway, fully fitted breakfast kitchen, first floor living room, two bedrooms and bathroom totalling around 1385 sq ft and benefits from parking and a southerly facing sitting out area with stunning countryside views. The double garage sits below the accommodation. The lodge is completely independent and can be let at market rent or sold separately. It also has the benefit of an expired planning permission for conversion into a three bedroom, two storey house.





Agents Note: The Lodge floorplan and images are available to view online.

### ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. Listed Building

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is OIL heating at The Barn and Propane gas underground tank at The Lodge.

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.

The Barn COUNCIL TAX: We understand to lie in Band F

The Lodge COUNCIL TAX: We understand to lie in Band A

VIEWING: By appointment only

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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

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.







## The Barn, Henley Road, Ullenhall 5995.8 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.