



The Old Cow Shed
Curacy Farm Old School Lane
Lighthorne,
CV35 0AX

Guide Price
£350,000



The Old Cow Shed, Curacy Farm Old School Lane, Lighthorne,

Discover the charm and character of this beautifully crafted two-bedroom detached barn conversion at Curacy Farm Barns in the picturesque village of Lighthorne. The Old Cow Shed was originally built in 1870 from local stone, this exceptional property has been thoughtfully renovated to meet the highest standards, blending historic features with contemporary living. Offering approximately 615 sq ft of exquisitely finished accommodation all on one level, the barn boasts a stunning open plan kitchen, diner, and living area, two generous bedrooms, and a stylish family shower room. Every detail has been considered, with bespoke wood casement windows by Dale Joinery, wet underfloor heating with individual room controllers powered by a Samsung Air Source Heat Pump, and a comprehensive ten-year structural warranty ensuring peace of mind for years to come.

Set in the tranquil and sought-after village of Lighthorne, this property benefits from an idyllic rural setting while still enjoying excellent connectivity. With a high-speed fibre broadband connection and electric car charging points, modern conveniences are seamlessly integrated into this heritage home. The surrounding countryside offers wonderful opportunities for scenic walks and outdoor activities, and nearby towns provide a range of amenities, schools, and transport links. The village itself exudes quintessential English charm, making Curacy Farm Barns an inviting and peaceful place to call home.

The heart of this barn conversion is the magnificent open plan kitchen, dining, and living area designed with both style and function in mind. The kitchen features Shaker style cabinetry with soft-closing doors and drawers, complemented by durable quartz worktops and upstands. Premium integrated appliances including an AEG 70/30 fridge freezer, induction hob, Pyrolytic Oven a Bosch extractor hood, as well as a Zanussi slimline dishwasher and Hoover washer/dryer. A Quooker 3-in-1 hot water tap adds a modern touch of convenience.

The property offers two double bedrooms, both carefully designed to maximize space and comfort. Neutral matt paint finishes, solid painted doors with black ironmongery, and Ecolife wood-effect ceramic tile flooring extend throughout the accommodation, ensuring a timeless and elegant aesthetic. The family shower room is finished with Roca white ceramic fittings and a luxurious vanity unit, a Hansgrohe chrome shower fitting with Merlyn shower screen, wall-hung demister mirror, and porcelain tiling from Porcelanosa. Concealed WC, dual-purpose towel radiator, night light, and premium lighting complete this sophisticated space.

Additional features enhance everyday living, including low-energy LED downlights and pendant lighting, TV points and USB sockets throughout, a powerful WiFi booster, and comprehensive security measures including multi-point locking, intruder alarms installed to NSI code, and cabling prepared for a doorbell camera. Outside, the property benefits from turfed garden areas with London Stone Cotswold paved patios and pathways, enclosed by post and rail fencing with Portuguese laurel and native hedging to provide privacy. External

waterproof sockets, taps, wall lighting, and shared guest parking further add to the convenience and appeal of this remarkable home.

ADDITIONAL INFORMATION

Tenure: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

Services: We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property. Wet Underfloor central heating system powered by an Air Source Heat Pump. 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: is levied by the Local Authority and is understood to not yet be assessed.

Energy Performance Certificate Rating: TBC

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.

Internal Living Area 612 square feet / 56.87 square metres



Ground Floor

The Old Cow Shed
Barn 3



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