



**The Byre Curacy Farm**

**Old School Lane**

**Lighthorne**

**CV35 0AX**

**Guide Price**

**£325,000**



## The Byre Curacy Farm, Old School Lane, Lighthorne

Discover the perfect blend of historic charm and contemporary luxury in this beautifully renovated 2-bedroom barn conversion, situated in the idyllic village of Lighthorne. Originally built in 1870 using local stone, The Byre has been thoughtfully restored and updated to meet the highest modern standards and delivering superb living accommodation. Boasting two reception rooms, a versatile study, a kitchen diner, and a wealth of high-specification features, including wet underfloor heating with individual room controls powered by a Samsung Air Source Heat Pump, this property harmoniously combines character with comfort. Additional benefits include a ten-year structural warranty, electric car charging points, and elegant, hardwearing Ecolife 'Mapel' wood-effect ceramic flooring throughout the ground floor.

Set in the charming Warwickshire village of Lighthorne, this barn is perfectly positioned to enjoy rural tranquillity whilst remaining accessible to local amenities and excellent transport links. The village offers a friendly community atmosphere alongside scenic countryside walks and delightful local pubs. For commuters, there is easy access to the nearby towns of Banbury, Leamington Spa, and Stratford-upon-Avon, alongside convenient road and rail connections.

Step inside to an inviting entrance that leads you into a spacious separate living room with feature bespoke wood casement windows from Dale Joinery. Adjacent to the living room, there is a dedicated study room, offering a peaceful workspace or reading nook with plenty of natural light and modern connectivity options, including TV points and USB sockets.

The contemporary kitchen diner is fitted with beautifully crafted shaker-style cabinetry complete with soft-closing doors and drawers. The quartz worktops and upstands provide a sleek and practical workspace while integrated appliances include an AEG 70/30 fridge freezer, induction hob, pyrolytic single oven, and a Bosch extractor hood and dishwasher, ensuring a fully equipped culinary experience.

For convenience and accessibility, there is a spacious bedroom located on the ground floor, accompanied by a separate downstairs shower room fitted with premium fixtures including a Roca luxury vanity unit, Hansgrohe chrome fittings, a Merlyn shower screen, and elegant porcelain tiling by Porcelanosa. Completing the ground floor is a practical utility room, offering generous storage and laundry facilities.

Ornate painted staircases with black metal spindles, and a calming matt paint leads you upstairs to the main bedroom, designed with the same attention to detail and high-quality finishes as the rest of the home. The property benefits from underfloor wet heating controlled independently in each room, alongside energy-efficient LED downlights and pendant lighting, providing both warmth and ambiance throughout the seasons.

Outside, the property boasts gardens with turfed lawn areas, Cotswold stone paved patios and pathways (as shown on site plan) framed by post and rail fencing, Portuguese laurel, native hedging, and mature trees offering privacy and a serene environment. Essential practicalities include external waterproof sockets, taps, wall and security lighting, electric car charging points, and shared guest parking. The home also benefits from comprehensive security features including multi-point locking doors and windows, intruder alarms, and cabling for a doorbell camera.

This exceptional barn conversion in Lighthorne offers an unparalleled lifestyle opportunity for those seeking character, modern comfort, and sustainable living in a picturesque rural setting. Don't miss the chance to make this exquisite home yours.

**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:** 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 609 square feet / 56.57 square metres



### Ground Floor



### The Byre Barn 4

### First Floor



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