



The Granary,
Curacy Farm, Old School Lane
Lighthorne,
CV35 0AX

Guide Price
£800,000



The Granary, Curacy Farm, Old School Lane, Lighthorne

Discover the exceptional charm and contemporary elegance of this beautifully renovated semi-detached barn, originally constructed in 1870 from locally sourced stone. Nestled in the tranquil village of Lighthorne, Curacy Farmhouse & Barns offer a harmonious blend of historic character and modern luxury across 1,881 square feet of meticulously designed internal living space. Boasting four spacious bedrooms, each with its own private ensuite or bathroom facilities, fantastic dining hall, study and a stunning kitchen dining living room fitted with high-end integrated appliances, this residence exemplifies superior craftsmanship and attention to detail throughout.

Set amidst the idyllic Warwickshire countryside, Lighthorne is renowned for its peaceful rural surroundings coupled with excellent access to local amenities. The village benefits from a welcoming community atmosphere and is perfectly positioned for commuters with convenient routes to nearby towns and the vibrant city of Stratford-upon-Avon. Surrounded by rolling fields and picturesque landscapes, this location offers the ultimate retreat for those seeking a serene country lifestyle without sacrificing accessibility.

Step inside to find a spacious reception room which could be used as a dining or living room with doors leading through to a separate study and downstairs cloakroom.

The superb kitchen, dining family room impresses with its shaker-style cabinetry featuring soft-closing doors and drawers, complemented by quartz worktops, splashbacks, and a central island unit with an AEG Flexzone induction venting hob. State-of-the-art Bosch integrated appliances, including a combination oven and microwave, Pyrolytic Oven, frost-free fridge and freezer, and dishwasher, ensure both elegance and functionality. The living area opens on to the garden through bifold doors, allowing the room to be flooded with light. A ground-floor bedroom also benefits from an en suite, ideal for guests or occupants wanting to sleep on the ground floor. Completing the layout is a thoughtfully designed large utility and boot room, equipped with additional cabinetry and plumbing-ready space for laundry appliances.

The elegant feature staircase with painted handrails and black metal spindles leads to the upper floor where the principal bedroom awaits, complete with a luxurious en suite and an expansive dressing area designed to provide ample storage and comfort. The remaining two bedrooms, including one with its own en suite, are equally well-appointed with plush finishes and thermostatically controlled radiators ensuring bespoke comfort.

Exceptional quality extends to the bathrooms, each boasting Roca luxurious vanity units, white ceramics, Hansgrohe chrome taps and shower fittings, Merlyn shower





screens, and porcelain tiles from Porcelanosa that create striking yet tranquil spaces. Practical yet sophisticated features such as wall-hung demister mirrors, dual-purpose towel radiators, concealed WCs, and subtle night lighting enhance these rooms' usability and charm.

Throughout the ground floor, comfort is assured with wet underfloor heating controlled by individual room thermostats, while the first floor benefits from thermostatically controlled radiators. The Ecolife 'Mapel' wood floor effect ceramic tiles not only add to the aesthetic appeal but are also practical and durable. Further modern conveniences include a Samsung Air Source Heat Pump, a Joules hot water cylinder with immersion facility, low-energy LED downlighting, integrated USB sockets, high-speed fibre broadband, and an electric car charging point, ensuring the home is as eco-friendly and connected as it is elegant.

Outside, you'll find beautifully turfed garden areas bordered by Portuguese laurel and native hedging, London Stone Cotswold paved patios and pathways (as per site plan) perfect for outdoor entertaining, and secure post and rail fencing. The property benefits from shared guest parking, mains drainage, and comprehensive security features including multi-point locking doors, intruder alarms adhering to NSI codes, and cabling for doorbell cameras. Covered by a ten-year structural warranty, The Granary represents an unparalleled opportunity to own a home where heritage meets cutting-edge contemporary living.

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.

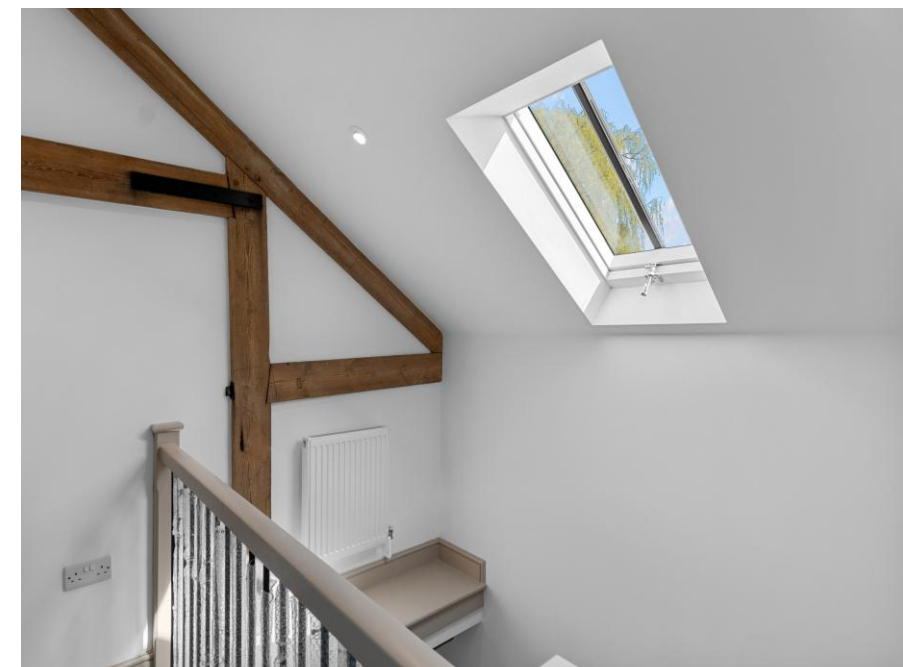
Council Tax: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

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.





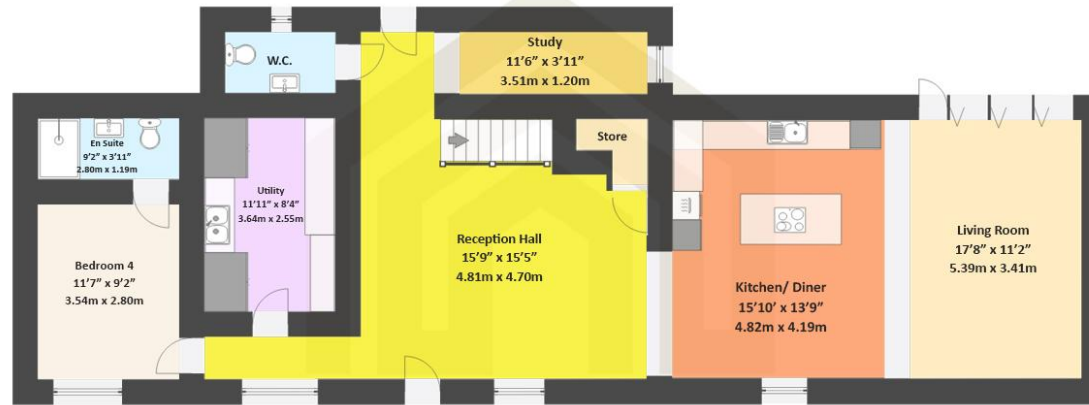


Internal Living Area 1,881 square feet / 174.73 square metres



The Granary
Barn 1

Ground Floor



First Floor

