



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

Guide Price  
£800,000



## The Old Dairy, Curacy Farm

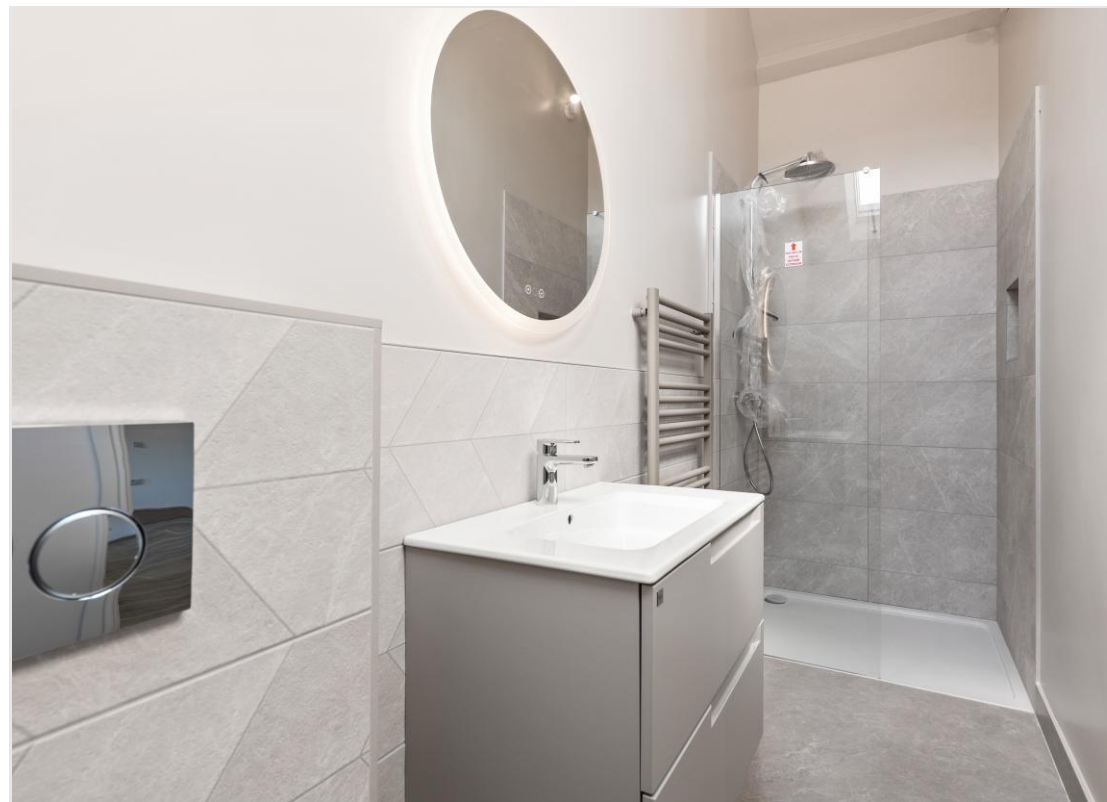
Discover the perfect fusion of historic charm and contemporary luxury with this exquisite three-bedroom, three-bathroom barn conversion located in the picturesque village of Lighthorne. Originally constructed in 1870 from local stone, The Old Dairy has been meticulously transformed to meet the highest modern standards, offering a superb one-level living arrangement.

This exceptional property boasts three spacious bedrooms, each with its own luxurious ensuite, a stunning open-plan kitchen, dining and living space, a separate utility room, and cloakroom, all finished to an impeccable standard that seamlessly combines character with sophistication.

Lighthorne is a delightful rural village set amidst the rolling Warwickshire countryside, providing a tranquil retreat while benefitting from excellent connectivity. Steeped in history and community spirit, the village offers access to charming local amenities and countryside walks, with nearby towns such as Leamington Spa and Warwick just a short drive away. This location perfectly balances peaceful country living with convenience, making it an idyllic place to call home.

The heart of this home is the spectacular kitchen diner living room, which sets the tone with elegant shaker-style cabinetry featuring soft-closing doors and drawers. The stunning quartz worktops, upstands, and splashback complement the sophisticated kitchen island, which is equipped with an innovative AEG Flexzone induction venting hob. High-spec Bosch integrated appliances including a combination oven and microwave, pyrolytic oven with steam function, tower fridge and freezer, and dishwasher ensure a seamless cooking experience. A Quooker 3-in-1 hot water tap adds a further touch of practicality, while the open-plan design allows for both relaxed family living and stylish entertaining. Porcelain wood-effect ceramic tiles from Ecolife Maple flow gracefully throughout the ground floor, enhancing the underfloor heating's comfort. The adjoining utility is plumbed ready for a washing machine and tumble dryer, making daily chores effortless.

A cloakroom also adds further convenience and practicality to this unique home.





Each of the three generously sized bedrooms offers a private ensuite each finished with elegant Porcelanosa porcelain wall and floor tiling. The ensuites feature premium Roca vanity units, white ceramic sanitaryware, Hansgrohe chrome taps and shower fittings, Merlyn shower screens, wall-hung demister mirrors, and dual-purpose towel radiators. The thoughtful design continues with concealed WCs, night lighting, and luxurious details that create peaceful, spa-like retreats within the home.

Impeccable internal finishes extend throughout the property including matt-painted ceilings and walls, bespoke black ironmongery on solid painted doors, and bespoke wood casement windows crafted by Dale Joinery. Underfloor heating throughout with individual controllers, supplemented by a Samsung air source heat pump and Joules hot water cylinder with immersion facility, guarantees environmentally friendly year-round comfort. Innovative features such as low-energy LED downlights, pendant lighting, integrated TV and USB sockets, high-speed fibre broadband with Wi-Fi boosters, electric car charging points, and sophisticated security measures including multi-point locking, NSI-standard intruder alarms, and cabling for doorbell cameras, contribute to a seamless modern living experience.

The elegant exterior embraces the surrounding countryside with turfed gardens bordered by post and rail fencing, native Portuguese laurel and hedging trees, plus inviting London Stone Cotswold paved patios and pathways to enjoy outdoor living. Practical additions include external waterproof sockets, taps, security lighting, a post box, shared guest parking, and mains drainage. All these elements come backed by a comprehensive ten-year structural warranty, providing total peace of mind.



This stunning barn conversion offers a rare opportunity to own a home where heritage meets contemporary luxury in one of Warwickshire's most charming villages. With its flawless design, premium fittings, and idyllic location, Curacy Farm Barn invites you to savor elegant country living without compromise.

#### **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.







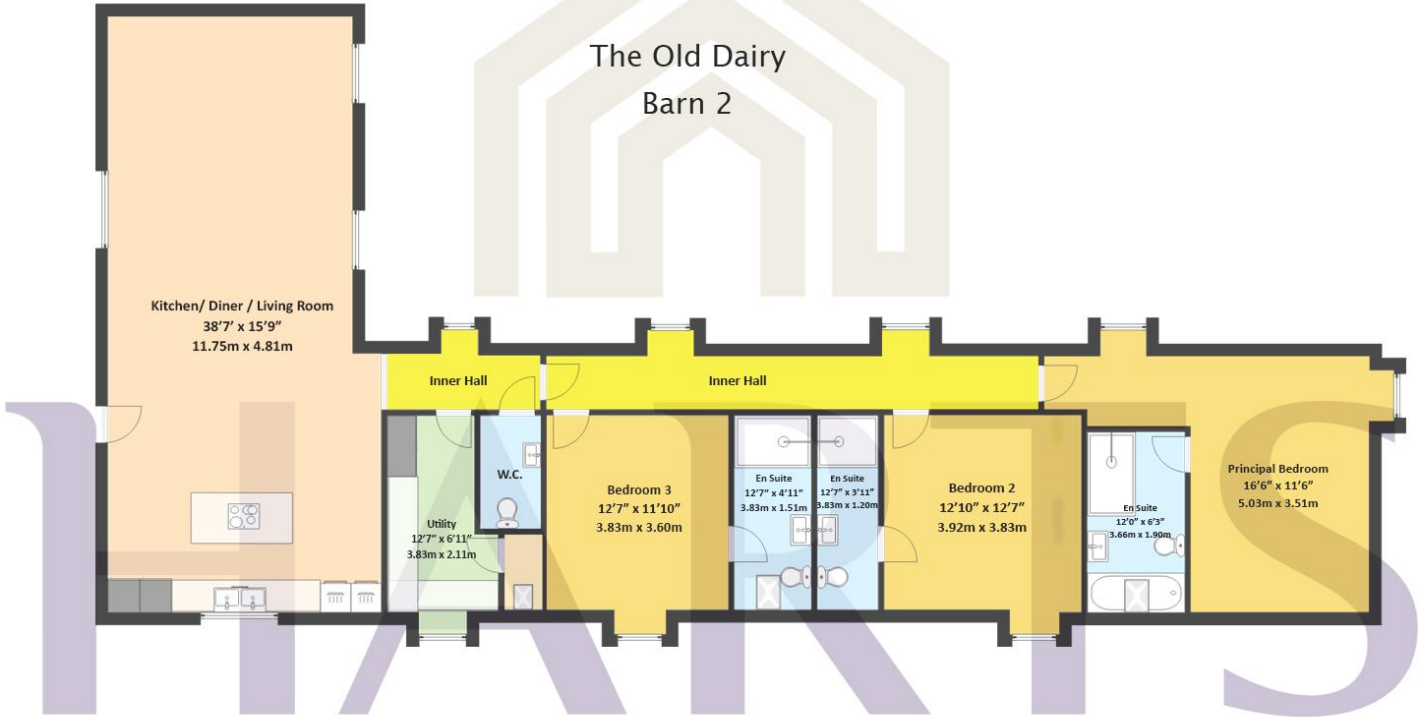
Internal Living Area 1,662 square feet / 154.40 square metres



### Ground Floor



The Old Dairy  
Barn 2



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