



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

Guide Price  
£895,000



## The Hayloft, Curacy Farm

Discover The Hayloft at Curacy Farmhouse & Barns, a stunning and meticulously renovated three-bedroom detached barn conversion set in the picturesque village of Lighthorne. Originally constructed in 1870 from local stone, this charming residence seamlessly blends its rich heritage with contemporary design and the highest quality finishes and boasting a beautifully appointed living space. With a ten-year structural warranty and a host of eco-friendly and smart features, including wet underfloor heating, an air source heat pump, and electric car charging points, this property offers a luxurious lifestyle in a tranquil rural setting.

Lighthorne is a delightful village renowned for its peaceful rural ambiance and friendly community spirit, yet it benefits from excellent transport links to nearby towns and cities. Surrounded by rolling countryside and picturesque Cotswold stone architecture, the village combines traditional charm with modern conveniences. The local amenities include pubs, shops, and schools, while nearby transport connections provide easy access to Stratford-upon-Avon, Warwick, and beyond making it an ideal location.

Step inside The Hayloft and be welcomed by a thoughtfully designed interior that balances rustic character with modern elegance. The heart of the home is the kitchen-diner-family room, fitted with shaker-style cabinetry complemented by quartz worktops, upstands, and splashbacks. Integrated Bosch appliances include a built-in combination oven with microwave, pyrolytic oven, tower fridge and freezer, and a dishwasher. The kitchen island features an AEG Flexzone induction venting hob, while the Quooker 3-in-1 hot water tap adds practical luxury. Doors provide seamless access to the garden and patio, creating an ideal space for indoor-outdoor living and entertaining.

Utility room boasts matching shaker cabinetry with plumbing and electrics ready to accommodate a washing machine and tumble dryer, alongside practical storage with coat hooks and drawers. The inner hall leads through to the living room and downstairs cloakroom. The ground floor benefits from the beautiful Ecolife wood-effect ceramic tiling warmed by individually controlled wet underfloor heating.





Upstairs, three well-proportioned bedrooms are complemented by luxurious ensuites having Roca vanity units, white ceramics, Hansgrohe chrome fittings, Merlyn shower screens, and Porcelanosa porcelain tiling. Each ensuite also includes wall-hung demister mirrors, dual-purpose towel radiators, and concealed WCs with night lights,. Thermostatically controlled radiators ensure comfort on the first floor, while the home's heating system is eco-efficient thanks to a Samsung air source heat pump and a Joules hot water cylinder.

Outside, the property enjoys beautifully landscaped, turfed garden areas with elegant London Stone Cotswold paved patios and pathways (as shown on site plan) bordered by Portuguese laurel and native hedging for privacy. Additional exterior features include post & rail fencing, external waterproof sockets and taps, security lighting, a post box, and shared guest parking. For added peace of mind, all external doors and windows feature multi-point locking mechanisms, an intruder alarm system compliant with NSI code of practice is installed, and cabling is prepared for a doorbell camera.

The Hayloft at Curacy Farm is a rare opportunity to own a remarkable barn conversion that combines period charm, contemporary luxury, and modern sustainability within a welcoming village setting. This exceptional home is ready to welcome you and your family to experience an unparalleled blend of rural elegance and innovative design.



## 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.

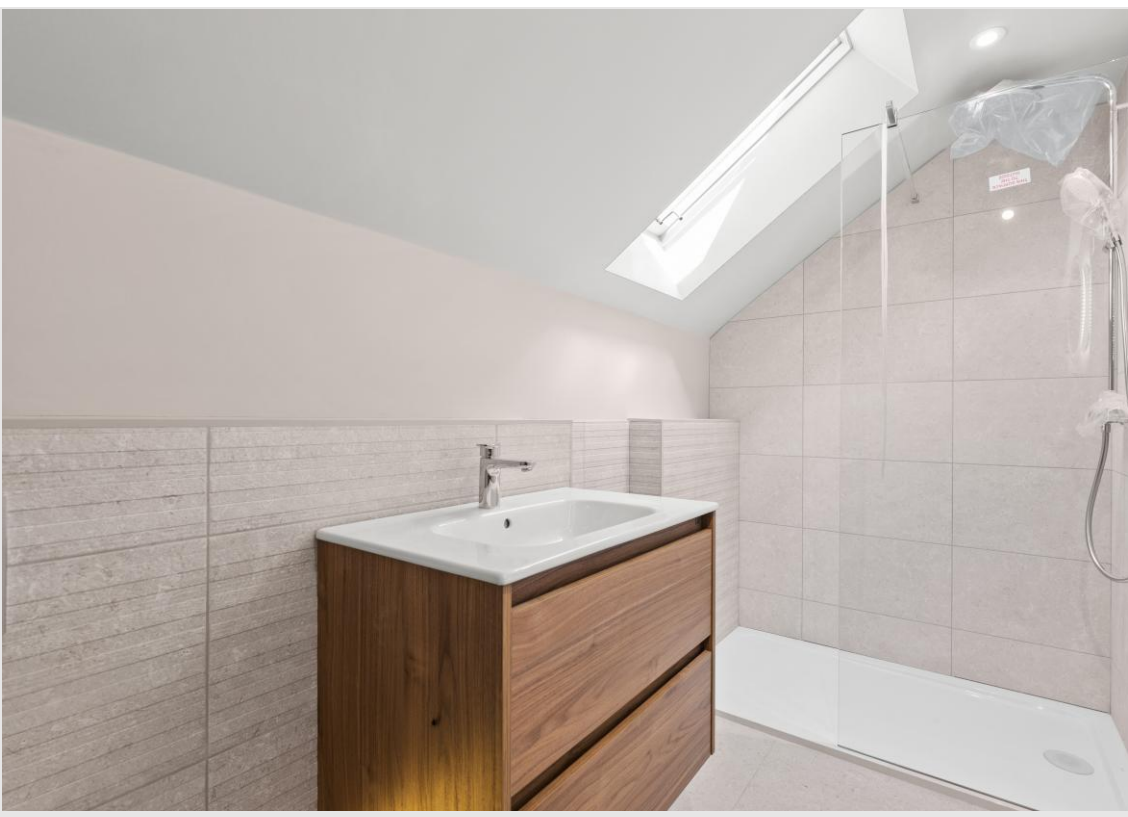
**Energy Performance Certificate** Rating: TBC

**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.





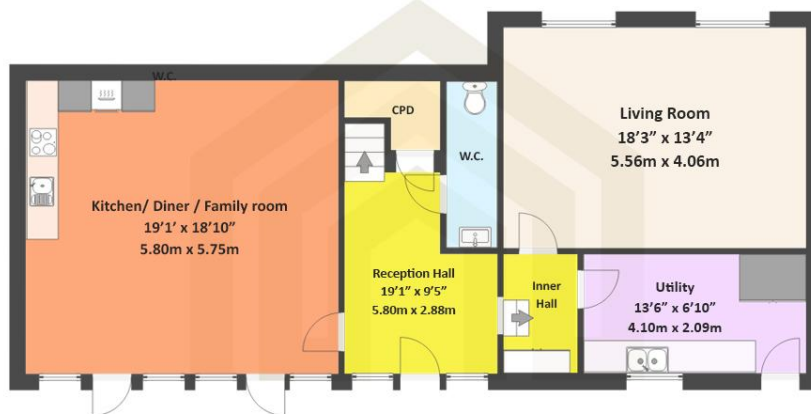


Internal Living Area 1,770 square feet / 164.43 square metres

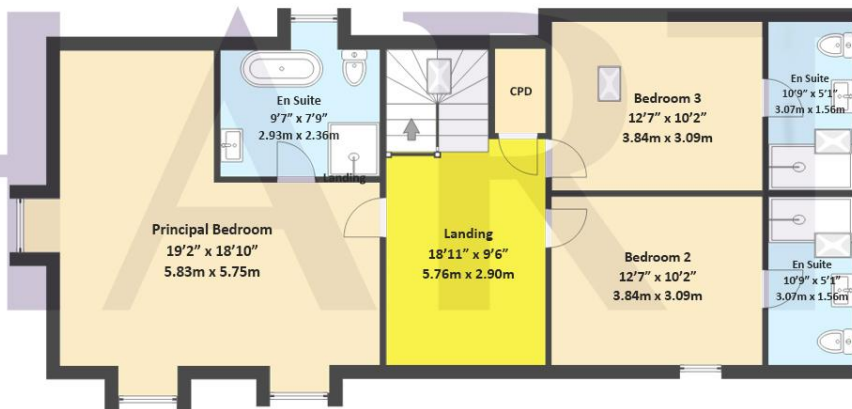


The Hayloft  
Barn 5

Ground Floor



First Floor



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