

HARTS

AGENTS FOR FINE HOMES

Three Arch Barn, Tanworth in Arden

B95 5QY

£865,000



THREE ARCH BARN

Harts are delighted to present this stunning three-bedroom attached barn conversion, perfectly blending contemporary living with charming period features. Nestled in a picturesque location just a short drive from the vibrant market town of Henley in Arden, this home offers a unique combination of style, comfort, and character. Presented and tastefully decorated throughout, the property boasts a stylish open-plan kitchen, dining, and living area, luxurious bathrooms including an en suite, and convenient modern amenities such as an energy-efficient air source heating system and a downstairs cloakroom. With spacious living areas and a beautiful garden with panoramic countryside views, this delightful barn conversion offers a truly inviting and versatile living space.

Set against the backdrop of rolling countryside, this home enjoys a tranquil setting yet benefits from close proximity to Henley in Arden, known for its excellent amenities including shops, eateries, schools, and transport links. The market town's friendly atmosphere and rich history provide a wonderful lifestyle opportunity, combining peaceful rural living with easy access to everyday conveniences.

Step inside to discover the heart of the home – a striking open-plan kitchen, dining, and living space flooded with natural light. This stylish area features contemporary fittings, sleek cabinetry, and high-quality appliances, making it ideal for both relaxed family living and entertaining guests. Exposed beams and and warm wooden tones enhance the character, providing a cosy and inviting ambiance. Adjacent to this, a cosy snug serves as a versatile second reception room or further bedroom, perfect for a quiet retreat or additional living space. Completing the ground floor is a convenient cloakroom, enhancing the functional layout of this exquisite property.









The property comprises three well-proportioned first floor bedrooms, each thoughtfully designed to offer comfort and tranquility. The master bedroom benefits from a luxurious en suite bathroom, finished to a high standard, creating a private sanctuary within the home. The additional bedrooms are generously sized and served by a beautifully appointed family bathroom, both featuring modern fixtures and elegant finishes that complement the contemporary yet rustic style of the property.

Outside, the property impresses with a wonderful garden that perfectly blends with its rural surroundings. It provides an excellent space for al fresco dining and entertaining, offering stunning countryside views that change with the seasons. A detached home office adds a practical and flexible workspace, responding to the growing demand for home working environments.

This exceptional barn conversion offers a harmonious balance of period charm and modern convenience, ideal for those seeking a peaceful rural retreat within easy reach of Henley in Arden’s amenities. With its stylish interiors, energy-efficient heating, and flexible living spaces, it presents a fantastic opportunity for families, professionals, or anyone looking to enjoy the best of country living with contemporary comforts. An internal viewing is highly recommended to fully appreciate all that this beautiful home has to offer.







ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND PRIVATE DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. THERE IS LPG HEATING CONNECTED.

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: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

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.



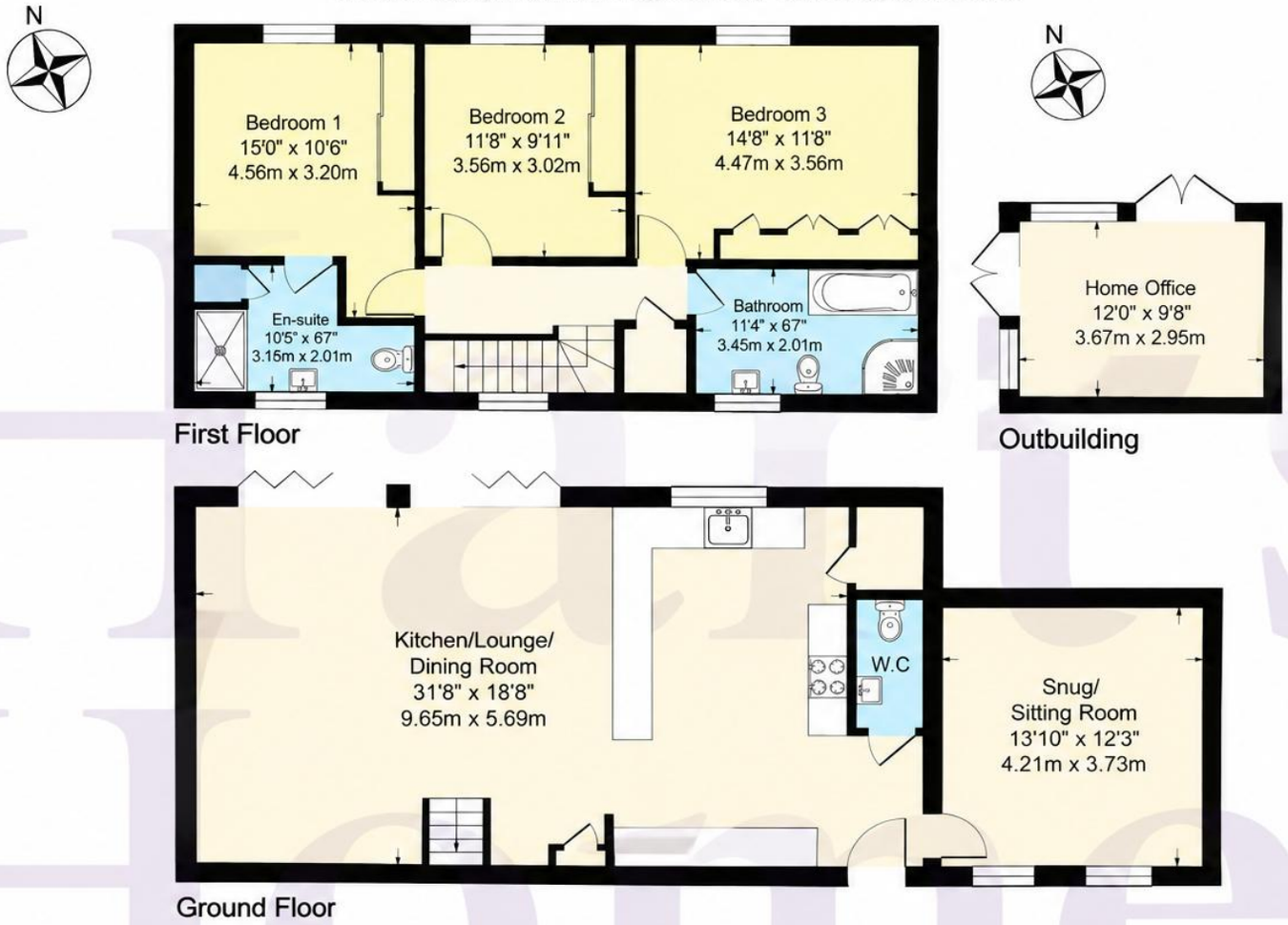


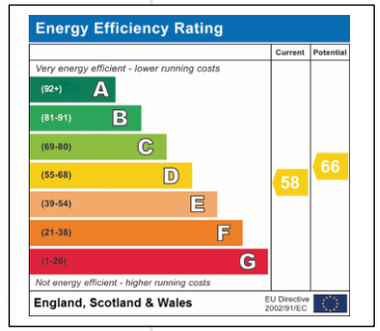






Internal Living Area 1,112 square feet / 103.34 square metres





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