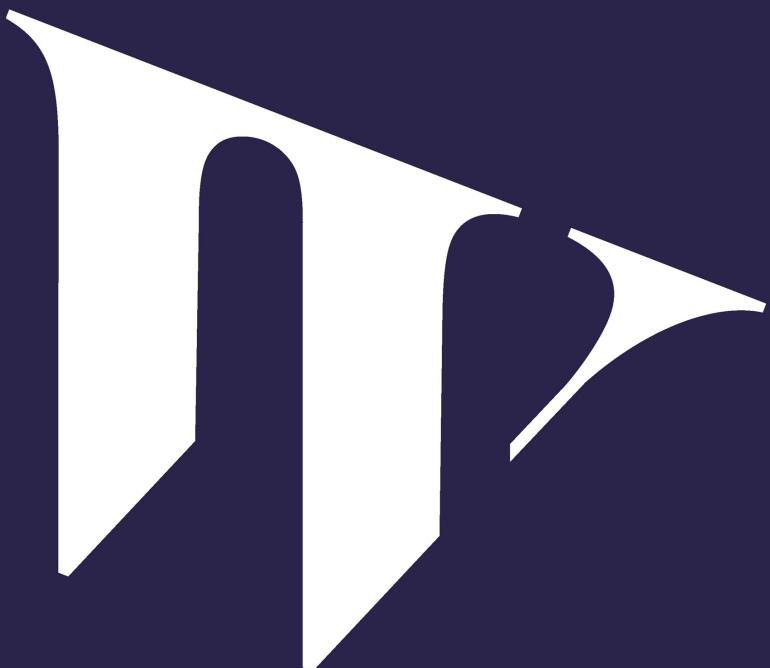




**Glebe Farm Welsh Road**  
Leamington Spa CV32 7UB  
Offers In Excess Of £775,000



## Glebe Farm Welsh Road Cubbington



### Summary

Set back from the madding crowd, this beautifully converted detached barn offers an abundance of entertaining space finished to an incredibly high standard. Full height glazed barn doors invites you into the large reception with a lovely country style fitted kitchen, a large dining space and a charming living space with brick built fireplace with wood burning stove.

Also on the ground floor there are two double bedrooms, a shower room, a utility room, a WC, a home office and a garage store. A spiral staircase leads



## Location

## Features

- Detached Converted Barn
- Immaculate Throughout
- Lovely Rural Position
- Open Plan Reception Room
- Four Double Bedrooms
- Fully Equipped Home Office
- Master Ensuite / Dressing
- Car Port & Parking



## LOCATION

The Old Barn is positioned at the end of a lane off Welsh Road on the fringe of Cubbington village. It is within easy walking distance of the facilities in the heart of Cubbington village including local shops, schools and social amenities. Lying around 2½ miles from central Leamington Spa, town centre amenities are within easy reach as are facilities in nearby Lillington, there also being good local road links available to neighbouring towns and centres along with the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to London and Birmingham amongst a host of other destinations.

## ON THE GROUND FLOOR

### OPEN PLAN RECEPTION

17'00" x 45'08" (5.18 x 13.92)

Entered via the full height glazed original barn entrance, this vast reception room has been cleverly designed, boasting engineered oak flooring throughout with under floor heating, character oak beams and lots of natural light. The entire space has a seamless flow with clearly defined uses.

### COUNTRY STYLE KITCHEN

17'00" x 14'10" (5.18 x 4.52)

Set to one side, this country style shaker kitchen has an abundance of wall and base units with complimenting timber work surfaces. Inset is a single stainless steel sink and the splashbacks have been tiled. There is a large central island with breakfast bar stools creating a sociable space for entertaining. Integrated appliances include a "Leisure" cooker with gas hob, extractor hood, dishwasher and space for American Style Fridge Freezer. The entire space is illuminated with concealed spot lights, together with a double glazed window to the front aspect. Opening up into:-

### DINING ROOM

17'00" x 14'10" (5.18 x 4.52)

Set within the middle affording full height glazed windows to the front aspect and bi-fold doors out to the rear garden. Oak beams continue, as too do the concealed spot lighting. There is a spiral staircase leading up to the galleried entrance with central light pendant. This section runs seamlessly into:-

### LIVING ROOM

17'00" x 14'10" (5.18 x 4.52)

Set to the left hand side as you walk in, this charming snug living room benefits with continued character features together with a brick built inglenook fireplace with wood burning stove and original barn flag stone hearth. A door leads into:-

### INNER LOBBY

14'02" x 5'03" (4.32 x 1.60)

Leading down some steps into the former stables this inner lobby with central heating radiator and wall mounted lighting links the reception space to the two ground floor bedrooms and bathroom.

### BEDROOM THREE

11'10" x 10'06" (3.61 x 3.20)

A double bedroom with dual aspect double glazed windows, vaulted ceilings, exposed oak beams and central heating radiator.

### BEDROOM FOUR

11'05" x 10'08" (3.48 x 3.25)

A further double bedroom, currently used as a home gymnasium, with double glazed window and door to the front aspect, vaulted ceilings, exposed oak beams, central heating radiator and central heating radiator.

### SHOWER ROOM

6'10" x 5'00" (2.08 x 1.52)

A modern suite with timber laminate flooring, corner shower cubicle with glazed screen, wash hand basin, low level flush WC and chrome heated towel rail.

### UTILITY ROOM

12'08" x 6'11" (3.86 x 2.11)

Accessed off the kitchen, there is further storage with plumbing for washing machine, tumble dryer and space for a stand up fridge freezer. There are doors leading into the boiler room and a downstairs cloakroom and steps lead up to:-

### HOME OFFICE

8'04" x 10'06" (2.54 x 3.20)

A full equipped home office with fitted office furniture, a slim line wall mounted radiator.

## STORE/GARAGE

9'07" x 10'09" (2.92 x 3.28)

With lots of space for storage with large rear doors.

## ON THE FIRST FLOOR

### GALLERIED LANDING

19'02" x 10'05" (5.84 x 3.18)

A lovely feature looking out to the rural setting through the full height glazed barn windows, vaulted ceilings, exposed oak A frames and doors leading off to:-

### MASTER BEDROOM

18'08" x 17'05" (5.69 x 5.31)

A vast double bedroom with character oak beams and A frames, vaulted ceilings, double glazed windows to the front and side aspect, both wall mounted and central light, tv point and central heating radiator. The room opens up into:-

### DRESSING AREA

10'04" x 5'00" (3.15 x 1.52)

This is a fully fitted out dressing area with shelving and vast amounts of hanging space.

### EN SUITE

5'11" x 6'0" (1.80 x 1.83)

A lovely wet room shower ensuite with tiled flooring, tiled walls, chrome heated towel rail, rain water shower head and glazed screen, wash hand basin and low level flush WC.

### BEDROOM TWO

14'09" x 14'10" (4.50 x 4.52)

A further large double bedroom with character oak beams and A frames, vaulted ceilings, double glazed windows to the front and side aspect, both wall mounted and central light, fitted wardrobes which lead to further storage in the lower loft area.

### BATHROOM

5'10" x 7'02" (1.78 x 2.18)

A lovely fitted family bathroom with tile effect vinyl flooring, a P-shaped bath with glass screen and shower over, low level flush WC, tiled splash backs, chrome heated towel rail, vaulted ceiling and exposed oak.

### OUTSIDE

#### FRONT

The property benefits with a gravelled driveway of which leads to one side of the property to the rear.

#### REAR

There is a charming landscaped rear garden with large paved patio, mature borders, external lamp post lighting, lawn section and pathway leading to the gravelled driveway. There is a large double timber framed car port allowing for lots of storage and the safe keeping of two vehicles.

## GENERAL INFORMATION

### TENURE

Freehold.

### SERVICES

We understand that mains services that are connected to the property included mains electric and water. The property has a septic tank shared with one other building. The property also has LPG gas. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these sales particulars.

### COUNCIL TAX

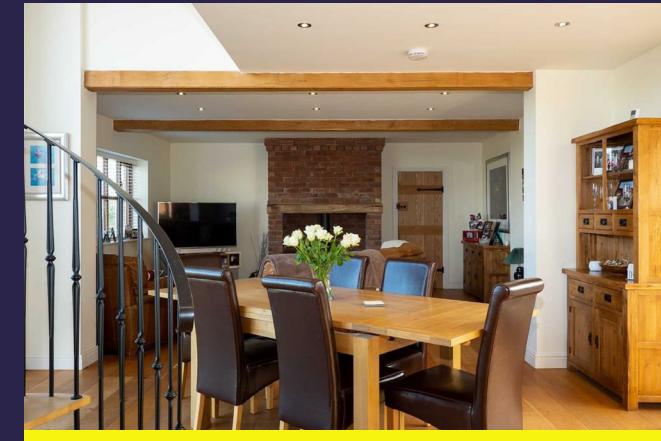
Band G - Warwick District Council.

### REF

MRR/MRR/DMB/1221/1

### DIRECTIONS

Postcode for sat-nav CV32 7UB. Turn onto the lane signed Glebe Farm on Welsh Road following the lane until you reach the barn.







## Floorplan



## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com

## General Information

### Tenure

Freehold

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Council Tax

Band G - Warwick District Council

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC