



MANOR BARN

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PRINCETHORPE

Handsome, spacious & versatile barn conversion

LEAMINGTON ROAD,
PRINCETHORPE, RUGBY, CV23 9PU

A handsome, spacious and light brick barn conversion with extensive gardens and substantial outbuildings that could be converted into separate or ancillary accommodation/studio/treatment rooms subject to planning permission*.

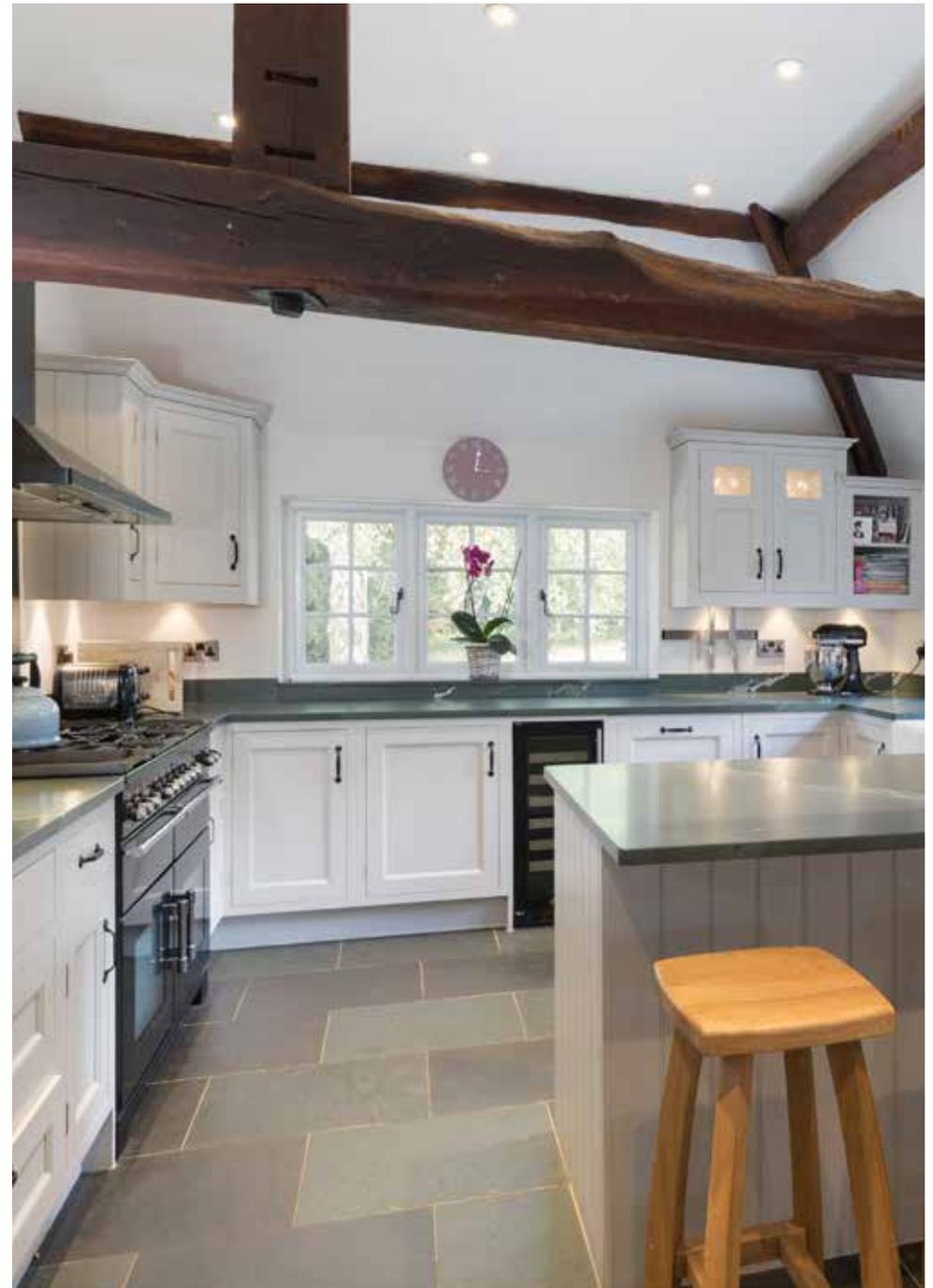
The property was acquired by our clients in 2012 and since then a number of significant improvements have been made, notably the instillation of a beautiful breakfast kitchen with riven slate floor and space for lounging.

The impressive accommodation extends to a little over 2700 ft² and comprises in brief:

Reception hall with parquet floor, cloaks w.c, large living room with log burner and adjoining conservatory, family room, dining room with dual aspect windows, stunning breakfast kitchen with sitting area and utility room. The floor has a bright landing with four double bedrooms (en-suite to master) and refurbished family bathroom.

*Outbuildings - the outbuildings comprise a brick stable adjoining the neighbours property, double garage, store and long barn. The stable, garage and store are the best candidates for conversion, particularly the double garage and store which would make very good accommodation.

The SBK planning team have carried out a site visit and we would suggest anyone interested in converting the outbuildings speaks to town planner and director Daniel Jackson on 01789 292310 for more information.





Perfectly located

Princethorpe is a village and civil parish in the Rugby district of Warwickshire, England. In 2001 the parish had a population of 382.

Princethorpe is located roughly halfway between the towns of Rugby and Leamington Spa and is at a crossroads between the A423, B4453 and B4455 (Fosse Way) roads. The village contains a pub called the Three Horse Shoes.

Situated on Leamington Road in the village is Our Lady's Primary School. It is a primary school with around 100 children between the ages of 4 and 11.

Just outside the village is Princethorpe College, a well regarded private Roman Catholic school. The school incorporates the buildings of the former St. Mary's Priory, which was founded by French Benedictine nuns from Montargis who sought asylum from the French Revolution. The college chapel was designed and built by Pugin.

There is also an independent retreat centre close to the college.



Over 2700 sq feet of accommodation

- Handsome, spacious and versatile barn conversion.
- Substantial outbuildings with conversion potential for a variety of uses (STPP).
- Large private lawned gardens.
- Stunning refurbished breakfast kitchen with space for lounging.
- Large living room with log burner.





- Conservatory and family room.
- Dining room with dual aspect windows.
- Four large bedrooms (en-suite to master).
 - Refurbished bathroom.
 - Gravelled driveway and double garage.
- Village primary school and excellent independent secondary school (Princethorpe College).
- Easy driving distance to Leamington Spa.





Floorplan



Total area approx:
406 sq. metres. (4,370 sq. feet).
Illustration only and not to scale.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77



Location



SHELDONBOSLEYKNIGHT.CO.UK

Exceeding the Standard

LEAMINGTON SPA

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY

01926 430555

KENILWORTH

9 The Square
Kenilworth
Warwickshire
CV8 1EF

01926 857595

STRATFORD-UPON-AVON

Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN

01789 292310

SHIPSTON-ON-STOUR

The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG

01608 661666

EVESHAM

1-3 Merstow Green,
Evesham,
Worcestershire,
WR11 4BD

01386 444900

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