

Peter Clarke



The Old Barley House, School Road

Salford Priors



School Road

Salford Priors WR11 8XN

A handsome detached barn conversion of approx. 3332 sq.ft. including garaging and on a 0.43 acre plot. Providing beautifully presented accommodation with an abundance of character with delightful mature gardens, surrounded by fields. Situated in a private and quiet position. Four bedrooms and four reception rooms. Triple garage with annexe potential. NO CHAIN.

Guide Price £875,000

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SALFORD PRIORS is an attractive and friendly village within easy reach of the Cotswolds and the riverside towns of Stratford-upon-Avon and Evesham which have train services to Birmingham and London respectively, and the M40 (Birmingham to London) is close at hand. There are glorious walks and public footpaths in and around the village. The village has post office, village hall, primary and nursery school and a school bus service to Alcester Grammar and other secondary schools in near by Roman Town of Alcester.

THE OLD BARLEY HOUSE was originally the barn to the main farmhouse and was converted in the early 1980s. The property has recently been updated by the current owners to provide beautifully airy and versatile accommodation. Planning permission (now expired) has previously been obtained to convert the triple garages into an annexe, perfect for multigenerational living.

A large timber front door leads to **PORCH** with slate flagstones, double doors to:

SITTING ROOM with oak floor, exposed beams and wood burning stove with timber over.

STUDY AREA with oak floor.

SHOWER ROOM with wc, wash basin and shower cubicle, tiled splashbacks.

Double doors from Study Area to:

GARDEN ROOM currently used as a home office/art studio, with vaulted ceiling having exposed beams, four velux roof windows, triple aspect and French doors to garden terrace.

SECOND SITTING ROOM with vaulted ceiling having exposed beams, double aspect, wood burning stove with timber over, oak floor, French doors to rear terrace and pond.

KITCHEN/DINING ROOM with granite worktops and double Belfast sink, with taps over and cupboards beneath, fitted with a further range of oak units with granite work surface with upturn. Five burner gas hob with granite splashback and extractor fan over, space for American style fridge. Exposed beams, dual aspect, flagstone floor.

UTILITY with single bowl, single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, space and plumbing for washing machine and dryer. Quarry tiled floor, access to Worcester LPG boiler.

Oak stairs rise from the main reception room to:

FIRST FLOOR LANDING with vaulted ceiling having exposed beams, study area, roof window, storage cupboard.

MASTER BEDROOM with dressing area with two wardrobes, double doors to balcony, further wardrobes.

EN SUITE with wc, wash basin, Jacuzzi bath, large curved shower screen, tiled splashbacks, downlighters, ladder towel rail, velux roof window, Amtico flooring and storage cupboards.

BEDROOM TWO with fitted wardrobes, access to roof space with ladder.

BEDROOM THREE fitted wardrobes and cupboards, access to roof space.

BEDROOM FOUR with fitted wardrobe, access to boarded roof space with ladder.

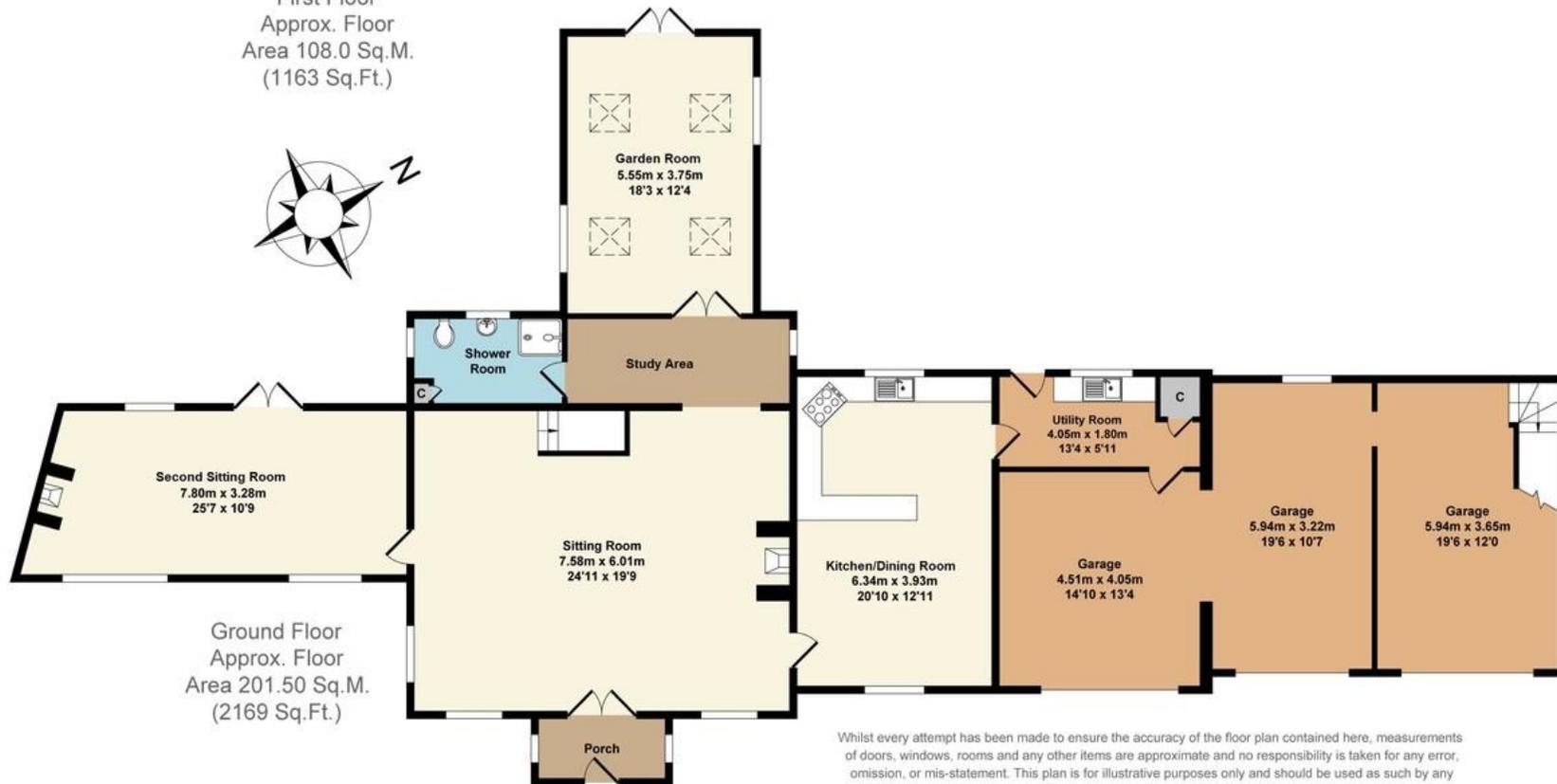
BATHROOM with wc, wash basin, large shower cubicle with raindrop shower head and shower screen. Tiled splashbacks, downlighters, Amtico flooring, chrome heated towel rail.



School Road, Salford Priors, WR11 8XN
 Total Approx. Floor Area 309.50 Sq.M. (3332 Sq.Ft.)



First Floor
 Approx. Floor Area 108.0 Sq.M. (1163 Sq.Ft.)



Ground Floor
 Approx. Floor Area 201.50 Sq.M. (2169 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



OUTSIDE TO FRONT Stone wall with brick pillars (ready for gates), leading to large stone gravelled driveway with attractive planting, wood store, lawn, mature bushes, roses and trees.

REAR GARDEN with large full width wrap around stone patio, large lawn with evergreen, shrub and perennial planted borders with oak, blossom and plum trees and further mature trees and bushes. Further seating area with pergola over, rose arched walkway, flower bed and vegetable patch. Further sheltered terrace off the second sitting room with pond and water feature a stone wall to side and views towards the garden. There is also a shed with concrete base.

GENERAL INFORMATION

TENURE We are informed the property is freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES We have been advised by the vendor there is mains water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. LPG heating with underground LPG tank in the garden.

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 lie in **Band G**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Bidford on Avon on the Salford Road. At the large traffic island, continue straight over to Salford Priors. Upon reaching the village, turn right into School Road. Continue and after approximately half a mile you will find the property to the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

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