

**HARDWICK
FARM
BARNs**



HARDWICK FARM BARNs
BETWEEN RADWAY & LOWER TYSOE, WARWICKSHIRE, CV35 0DY

Set in beautiful, tranquil, rolling countryside with views towards Edgehill.

High quality conversions by Greywell Country Homes.

Consisting of four barns and a house.





HARDWICK FARM BARNs

Hardwick Farm Barns is situated on the Tysoe Road between Radway and Lower Tysoe, just off the main A422 Stratford on Avon to Banbury road.

Set in beautiful rolling countryside with views to Edgehill. Approximately 11 miles to the south east of Stratford on Avon and 9 ½ miles from Banbury. Approximately 6 miles to Junction 12 of the M40 at Gaydon.

Hardwick Farm Barns is a development by Greywell Country Homes, undertaken by Beulah Construction Ltd, a well known local builder, benefitting from a structural warranty until 2019 together with timber treatment & new damp-proofing guarantees.

The development is a conversion of four stone barns (one sold) together with an extended detached house. The development has been carried out to the highest standard with attention to detail and impressive specification.

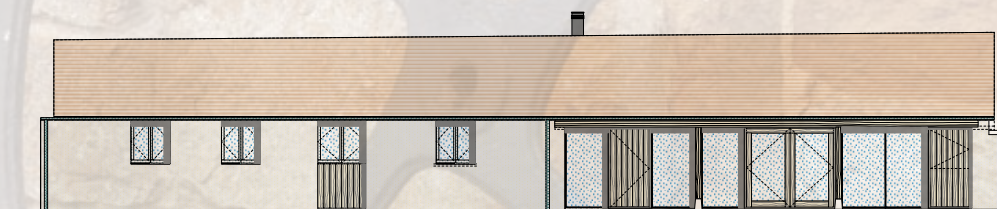
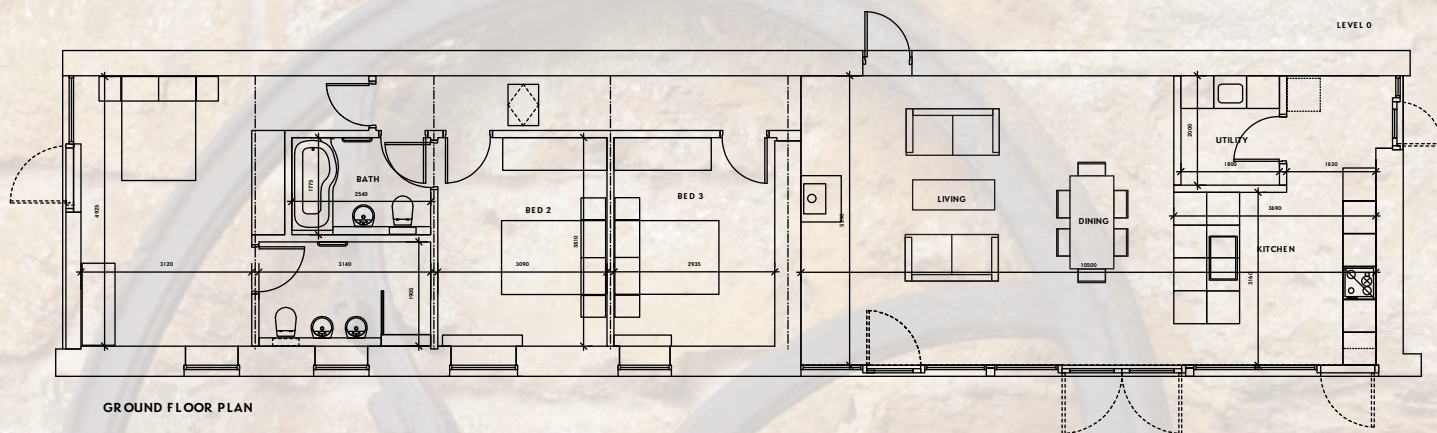
SOLD



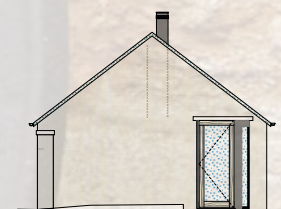
LONG BARN

1245 sq ft (approx)

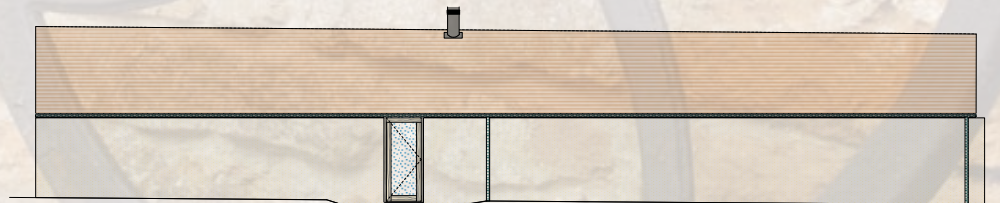
A single storey barn with open plan living/dining room/kitchen with full glazed frontage and exposed roof structure. Enclosed utility room, master bedroom with part glazed elevation and views to the north west, large ensuite bathroom/wet room, two further bedrooms and bathroom and loft storage. Option of large feature garden/family room with 180° views, 190 sq ft (approx) subject to planning.



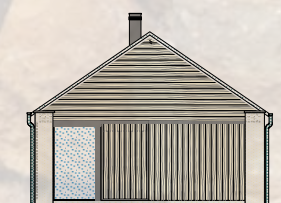
SOUTH WEST
ELEVATION



SOUTH EAST
ELEVATION



NORTH EAST
ELEVATION



NORTH WEST
ELEVATION

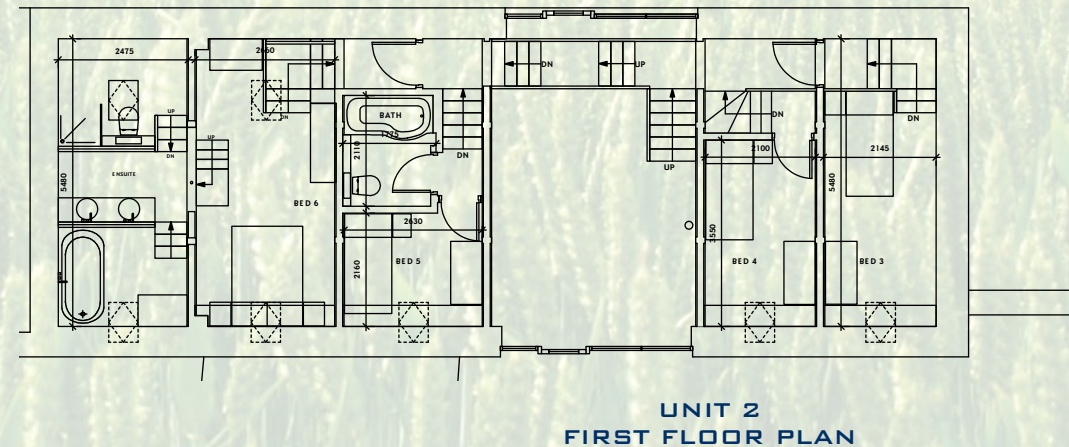
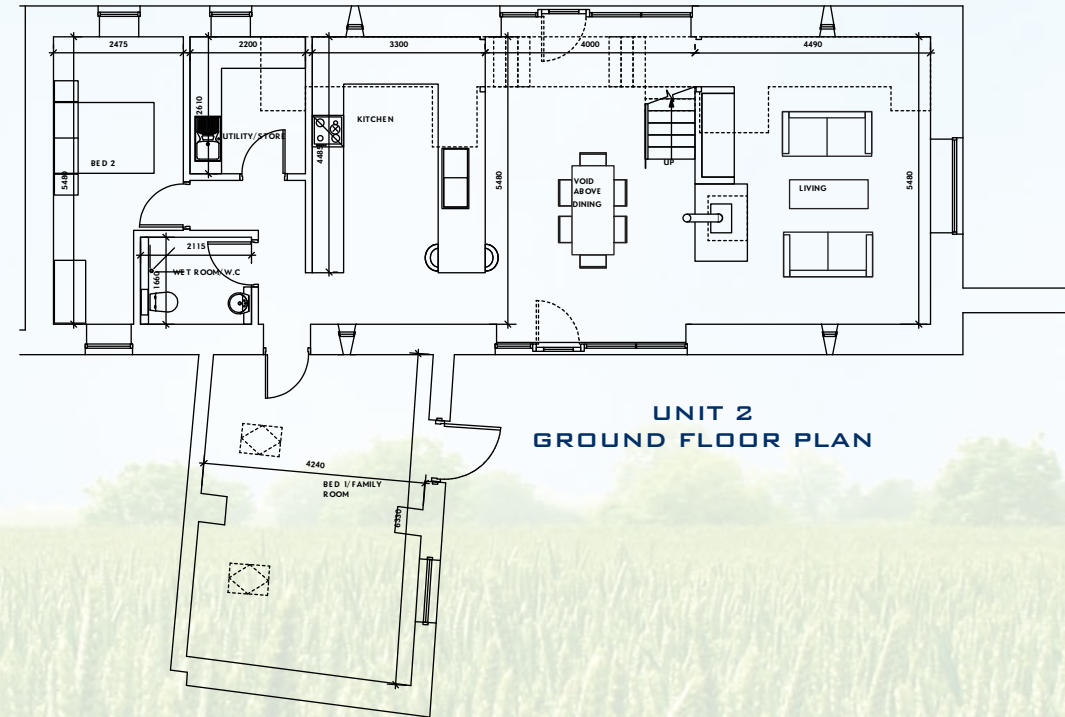
UNIT 1
PLANS & ELEVATIONS



THRESHING BARN

2055 sq ft (approx)

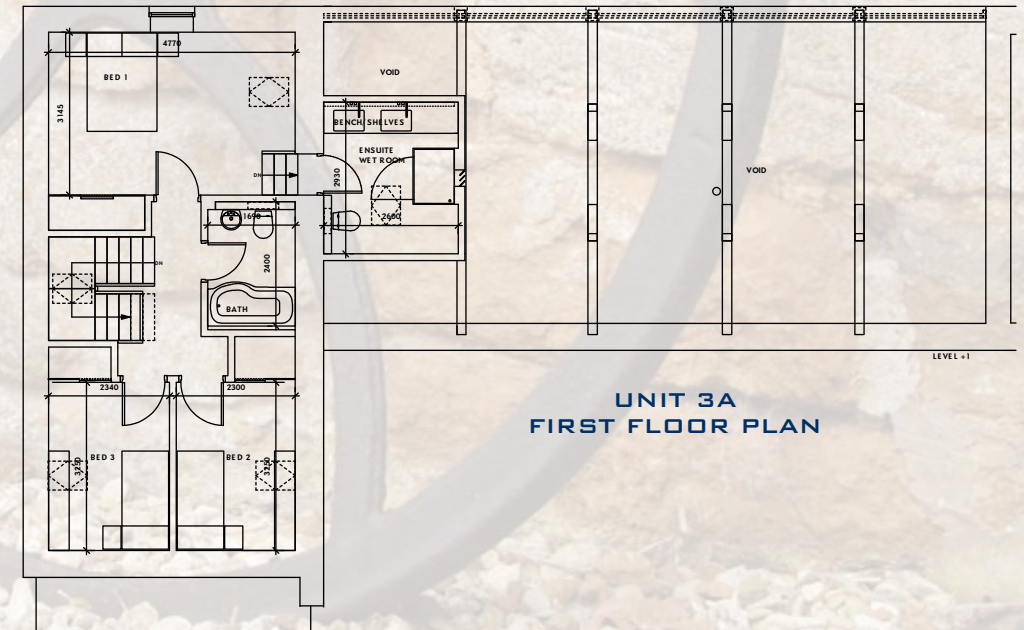
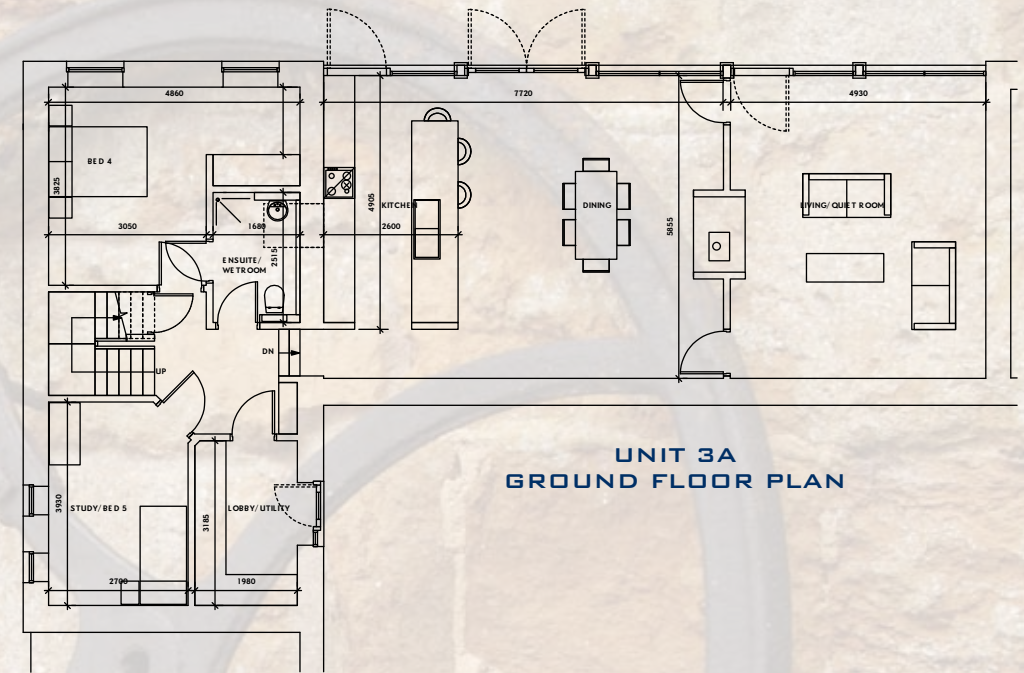
A two storey six bedroom barn conversion with impressive open plan double height entrance/dining hall, open plan living/kitchen/breakfast room with utility room/store off, large ground floor bedroom one/family room with wet room/w.c. adjoining and further ground floor bedroom two. On the first floor a large master bedroom with bespoke ensuite bathroom, raised twin basin area, separate lower level areas with bath, shower and W.C. Three further bedrooms and family bathroom.





THE BYRE 1940 sq ft (approx)

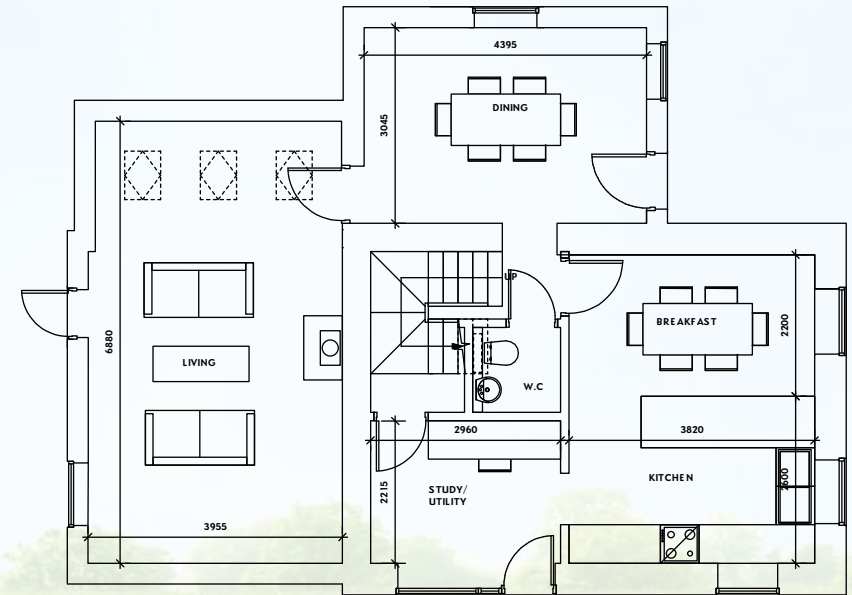
A five bedroom barn conversion featuring an impressive open plan kitchen/dining/living area with exposed roof structure and full glazed frontage with rural views. Lobby/utility, ground floor bedroom four with ensuite wet room/ground floor W.C., study/bedroom five. First floor, master bedroom with ensuite wet room, two further bedrooms and family bathroom.



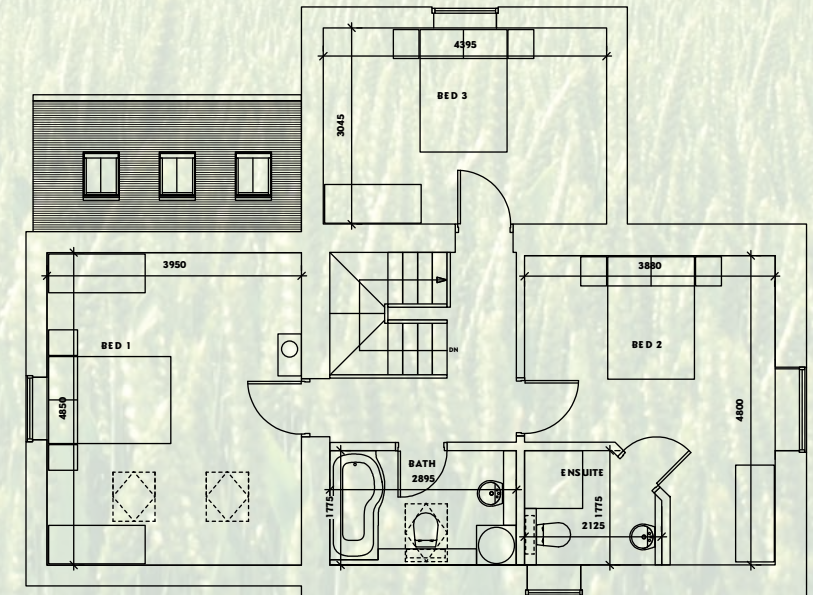


THE TRAP HOUSE 1505 sq ft (approx)

Detached stone three bedroom house dating back to 1651 with living room, dining room, open plan kitchen/breakfast room with sitting area, ground floor cloakroom, master bedroom with ensuite, two further bedrooms and family bathroom.



UNIT 4
GROUND FLOOR PLAN



UNIT 4
FIRST FLOOR PLAN

SPECIFICATION

STRUCTURE

All walls have been repointed in lime mortar and insulated, with rooves insulated and covered in reclaimed Welsh slate with oak front doors to barns and double glazed timber windows.

KITCHENS

Light oak Shaker style with black granite worktops, soft close drawers incorporating Astracast Olympus sink, range of built in electrical appliances including AEG double ovens, AEG glass top gas hob with stainless steel extractor hood, AEG multi-function microwave oven/grill, integrated fridge/freezer, glass fronted integrated wine cooler and integrated dishwasher.

Utility rooms have space and plumbing for tumble dryer and washing machine.

BATHROOMS

Featuring double headed thermostatic showers, contemporary mixer taps, chrome heated ladder style towel rail. Generally buff coloured travertine tiles with mosaic inserts and to floors where specified.

ELECTRICAL

Contemporary flat plate brushed stainless steel/satin chrome finish sockets and switches on display. Range of halogen spotlights with up and down lighters, plaster uplights, suspended halogen lights and recessed wall lights which allow the barn structure to be illuminated in a flexible way.

5 amp sockets in living rooms. Burglar alarms. Communal TV aerial and Sky/Sky Plus dish.

IRONMONGERY

Contemporary tubular brushed stainless steel/satin chrome finish ironmongery.

FLOOR FINISHES

Flagstones to open plan kitchen/living/dining area in barns.

HEATING SYSTEM

Underfloor heating to living area of barns. LPG gas central heating systems with individual underground tanks. Log burning stoves to each property. Mains pressure hot water with Megaflo type hot water cylinder.

PARKING/EXTERNAL STORAGE

The Trap House has an oak framed open fronted garage; the other barns benefit from external storage in large stables with (vehicle sized) wide access doors in an adjoining block. There will be a tarmac access road from the public highway changing to tarmac with gravel/Cotswold stone chipping surface. The central courtyard and private parking areas are finished with Cotswold stone chippings. Gardens have been seeded with grass and planted in accordance with the landscaping scheme.



ADDITIONAL LAND/PADDOCK

There is the option to purchase extra land from the adjoining farm/landowner which can be exercised for up to six months from the date of purchase, prices being first acre £35,000 per acre and second acre £20,000 per acre. Grazing is available at £10 per horse per week.

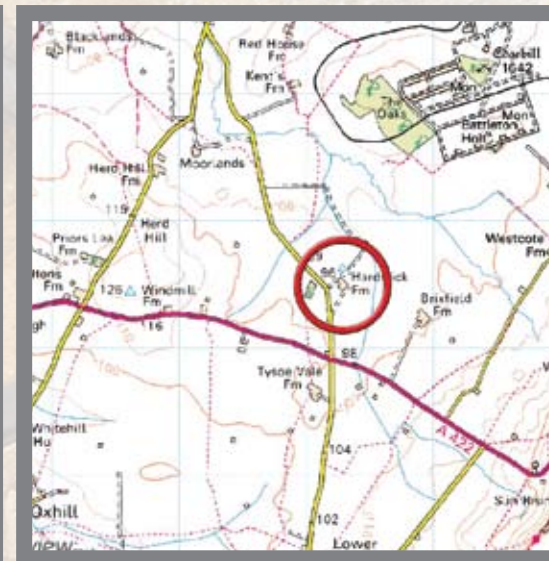
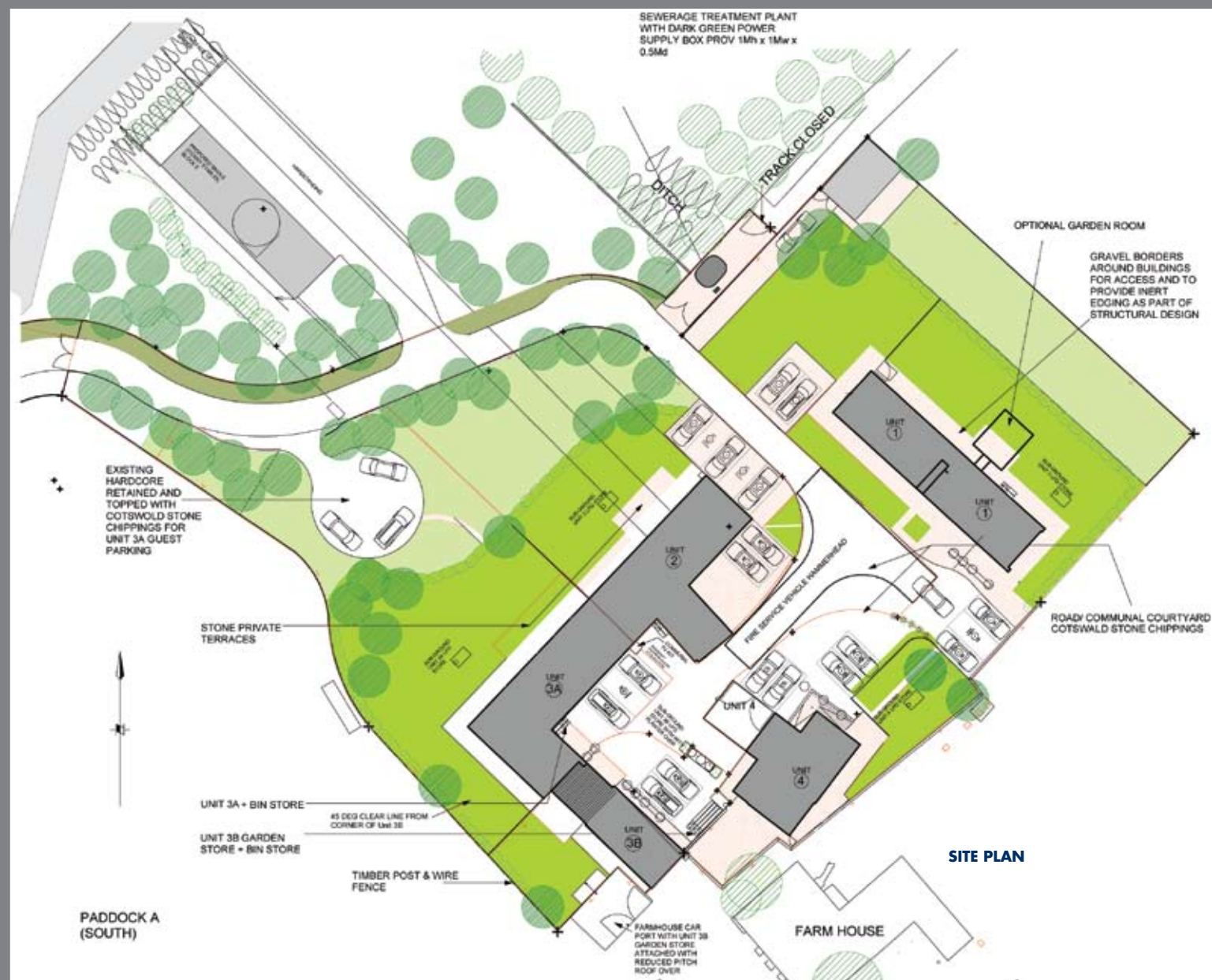
TENURE

The properties are to be sold freehold with vacant possession on completion.

COMMUNAL AREAS

The Management Company – Hardwick Barns Management Ltd – will be owned communally with each property having one share. A maintenance contribution will be levied to cover the private drainage system which, when installed, comes with a manufacturer's guarantee service package and 24-hour call out. Public liability insurance, sinking fund for future maintenance, managing agent's accounts, mowing/gardening for communal areas, power supply for private sewerage treatment plant, communal external lighting and TV aerial system and any other communal maintenance issues will be covered by the charge.





www.peterclarke.co.uk

Tel: 01789 415444



www.ehbresidential.com

Tel: 01926 881144

DISCLAIMER

Peter Clarke & Co., for 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 purchaser or tenants should not rely on them as statements or presentations of fact and 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. has any authority to make or give any representation of warranty whatever in relation to this property.



Offices at: Stratford upon Avon • Leamington Spa • Wellesbourne
(01789) 415444 (01926) 4294000 (01789) 841114

www.peterclarke.co.uk