

£595,000



Leasowes Farmhouse Hampton Road Warwick CV35 8HA

A rare opportunity to acquire a converted farmhouse and stable with paddock, the main house offering four bedrooms and three reception rooms, the stable block providing a small one bedroom apartment, storage and large games room. Viewing essential. Call for more details. Vacant possession.





Entrance Hall

with front door and double glazed sealed unit windows. Staircase rising to first floor landing.

Lounge

23' x 11' (7.01m x 3.35m)

with double glazed patio doors to rear, double glazed windows to side and front, inglenook fire setting with wood burning fire, wiring for six wall lights, radiator, beamed ceiling.

Dining Room

17' 10" x 12' (5.44m x 3.66m)

with double glazed window to front, double glazed window to side, fire setting, wiring for four wall lights, radiator. Doorway through to:

Inner Hallway

with return arch to dining kitchen.

Utility Room

5' x 6' (1.52m x 1.83m)

with radiator, units. Door to:

Cloakroom

with low level w.c., wash hand basin, double glazed window.

Rear Sitting Room

18' x 11' 11" (5.49m x 3.63m)

with two radiators, six arch topped single glazed windows to three sides, downlighters. Double opening doors through to:

Conservatory

9' 9" x 7' 3" (2.97m x 2.21m)

with double glazed windows and door to side of property, wall mounted Worcester boiler.

Breakfast Kitchen

18' 10" maximum x 12' 3" maximum (5.74m maximum x 3.73m maximum)

with 'L' shaped work surfaces having base units beneath



incorporating Hotpoint oven and Neff gas hob, further base unit incorporating one and a half bowl sink unit with mixer tap, range of wall cupboards, tiled floor, downlighters, exposed beam.

First Floor Landing

with access to roof space, radiator. Airing cupboard with hot water tank.

Bedroom One

14' maximum x 12' (4.27m maximum x 3.66m)

with sealed unit double glazed windows to two sides, fitted wardrobes, dressing unit. Door through to:

En Suite Shower Room

with tiled shower cubicle having adjustable shower over, wash hand basin, low level w.c., sealed unit double glazed window to rear, towel rail.

Bedroom Two

14' 4" narrowing to 10' 11" x 11' maximum (4.37m narrowing to 3.33m x 3.35m)

with two dual aspect sealed unit double glazed windows, radiator, access to roof space, exposed timbers.

Bedroom Three

12' x 10' 6" incl wardrobes (3.66m x 3.20m incl wardrobes)

with double glazed window to front, radiator, double glazed window to side.

Bedroom Four

10' 8" x 8' 11" (3.25m x 2.72m)

with double glazed window to front, radiator, exposed timbers.

Outside

Lawned rear garden with perimeter borders stocked with shrubs and plants and garden shed. There is a paved patio area.

L Shaped Run Of Barns

converted to provide:

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
54	59	47	51

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

to view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

Property Ref: WAR101707 - 0007

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Large Games Room

44' 11" x 13' 7" (13.69m x 4.14m)

with laminate flooring, numerous windows, double glazed patio door to front, single glazed patio door to rear, angled and beamed ceiling. Door to:

Cloakroom

with low level w.c., wash hand basin, tiled shower cubicle, access to roof space, wall mounted boiler, single glazed window.

Store

14' 1" x 8' 7" (4.29m x 2.62m)

with concrete floor, electric light and large timber gate entrance.

Self Contained Apartment

with a corner unit providing the following accommodation:

Living Room / Kitchen

13' 6" x 13' 4" (4.11m x 4.06m)

with single glazed window to rear, single glazed window to front, double panel radiator, sink with unit and work surface to side, wall cupboard above, gas point.

Bedroom

13' 7" narrowing to 10' 2" x 13' (4.14m narrowing to 3.10m x 3.96m)

with radiator, window to side.

Bathroom

with bath, low level w.c., wash hand basin.

Office

12' x 12' (3.66m x 3.66m)

with single glazed french doors, wash hand basin, single glazed window to rear, radiator.

Large Barn / Store

20' 2" x 12' 6" (6.15m x 3.81m)

with concrete floor, windows, electric light and power.

Agents Note

Open Day viewings only.

Directions

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