



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Lammas Barn, Oxhill Bridle Barn  
Pillerton Hersey, Warwickshire, CV35 0QB





## Property Description

Lammas Barn is an attractive and well-presented detached barn conversion, believed to have been converted in the early 1990s. The current owners have extensively re-modelled the interior to a high standard, to provide a mix of modern and character charm. The accommodation is arranged over two floors and provides a high level of versatility due to its layout and ergonomics. Occupying a generous plot, extending to approximately 1/4 acre, the house is ideally located to take advantage of the immediate countryside views and rural activities, including dog walking and rambling.

Requiring internal viewing to be fully appreciated, the accommodation on offer comprises a generous entrance hall with karndean flooring, an expanse of bi-fold doors to front and stairs rising to the upper floor. There is a guest WC, further understairs storage and double opening glazed doors to a generous sitting room. There are two glazed windows to front with a bank of hand-built shelving and storage, two further storage cupboards and a ceiling beam.

The breakfast kitchen offers a comprehensive range of wall and base units, with high gloss door fronts and contrasting Corian-style work surfaces, incorporating a 1½ bowl sink drainer unit with mixer tap. There is a central island /breakfast bar and space for an American-style fridge/freezer, range cooker, washing machine and a semi-integrated dishwasher.











There is a concealed Worcester Bosch boiler, door set to side, karndean flooring throughout, recessed ceiling spotlights and two glazed windows to front.

To the first floor, a gallery with split staircase, leads to a central mezzanine space with solid wood flooring, providing potential use as a second sitting room or occasional bedroom. This versatile space has a high vaulted ceiling with exposed beams and feature lighting, glazed window to front and velux roof light. From staircase one, there is a master bedroom with vaulted ceiling and solid wood flooring, built-in storage and a tastefully appointed en suite shower room. The second staircase leads to two other bedrooms and the principal bathroom, which has been fitted with a contemporary suite comprising free-standing bath, low level WC and pedestal wash hand basin.

Externally the grounds extend to approximately ¼ acre, are laid mainly to lawn and are interspersed with a number of mature flowering shrubs, trees and plants throughout. There is a gazebo and patio providing the ideal space to entertain, together with an enclosed area to rear, ideal for potting, and gravel patio to side with hardstanding. There is a detached double garage with electrically operated door to front and parking for several vehicles in the four.



Pillerton Hersey is a delightful small hamlet with historic church, set amidst attractive open countryside, yet lies within easy reach of the village of Kington (approx. 2.5 miles) which provides good local shopping facilities, junior and high schools, church and public houses.

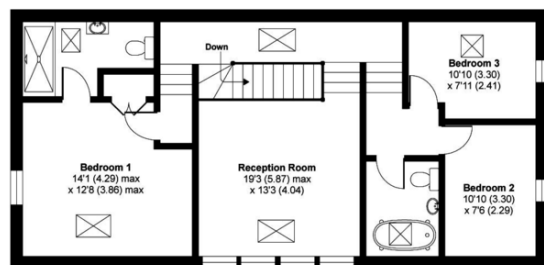




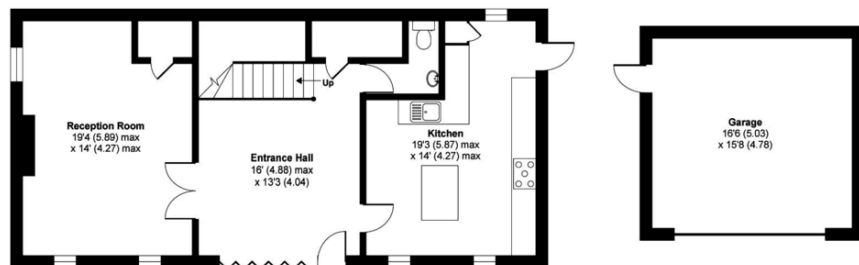
0.25 Acre

## Oxhill Bridle Road, Pillerton Hersey, Warwick, CV35

APPROX. GROSS INTERNAL FLOOR AREA 1894 SQ FT 175.9 SQ METRES (INCLUDES GARAGE)



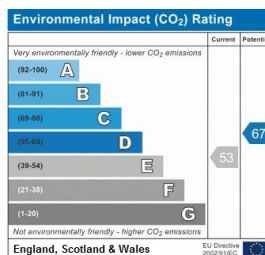
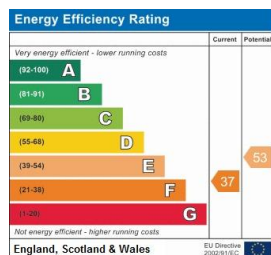
FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electric, water and drainage are understood to be connected to the property. Central heating is by way of LPG.

Local Authority: Stratford-upon-Avon Council. Band G.

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