

Wellspring Barn, Draycote Road,
Bourton-on-Dunsmore, Warwickshire



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5,091 - 5,301 sq ft (492 sq m) | Freehold
3 reception rooms | 5 bedrooms | 5 bathrooms
1.2 acres | Pool | Rural

Asking price £2,100,000



An inspired conversion of a grain store in an exceptional countryside position with far-reaching views and yet close to both Rugby and Coventry

A virtuoso conversion of a former grain store creating extraordinary, vaulted, open plan contemporary living space with 5 bedrooms and 5 bathrooms. Sitting within 1.2 acres of garden and grounds with copious parking space, a swimming pool and loggia with an outside kitchen.

The Property

Wellspring Barn, developed in 2019, is rendered on the lower third with durable Sweet Chestnut cladding on the upper two-thirds and a Kingspan moulded roof. Hot water and heating are provided by an air source heat pump with underfloor heating throughout. The house has an energy efficiency rating of 'B' and benefits from CAT 5 cabling with points in all reception rooms and bedrooms, television points in all bedrooms and a Sonos system connecting to all rooms excepting bedrooms 2 and 3. Internet is via Starlink and there is a HIK-Connect CCTV system.

The car port leads to a beautiful, liquid metal front door, framed by glazed panels. Supplied by Camel Glass it has an Accoya wood frame and Tricoya fascia finished in Antique Dark Bronze. The door pivots to reveal a truly special reception hall with polished concrete flooring and a glazed cantilevered staircase rising to the right alongside a walnut veneer clad wall. This wonderful space draws you into the house to the kitchen and dining area which overlooks the pool and loggia beyond. This vaulted space contains some of the original barn's wooden crossbeams which blend seamlessly with the more modern metalwork.

The bespoke kitchen was created by Evie Willow who produced cabinetry throughout the house. It comprises taller storage units with Caple appliances including a full height fridge, freezer and wine fridge, a double oven, coffee machine and microwave. An L-shaped arm of waist high units provides a demarcation for the kitchen area. It has a built-in sink, Bora induction hob, as well as an integrated dishwasher and bins and a wooden-topped breakfast bar. The adjacent pantry has plumbing for a washing machine and tumble dryer and houses a large chest freezer and fridge. Beside the kitchen is a dining area with a stunning multi-piece Vistosi light overhead. The majority of the other lights throughout the house are by Timothy Oulton.

The sitting room has Schüco glass sliding doors which feature throughout the house and have the effect of bringing the 'outside in'. It has a more formal seating area behind which is a beautiful full-height bar with its own built-in fridge and ice machine creating the perfect and impressive entertainment space. The remaining rooms on the ground floor include a WC and a large, well-appointed boot room adjacent to the front door.

There are four bedrooms on the ground floor and one on the mezzanine floor. Each has an en suite shower room with Lusso Stone vanity units. The ground floor bedrooms each have glazed sliding doors opening onto either the garden or carport area. The principal bedroom has a beautiful feature backdrop, a dressing area with fitted cupboards and a bathroom with twin sinks, a shower and stunning brass bath. On the mezzanine floor bedroom 5 is utilised as a study and connects to the family room via a glazed walkway. The family room is hugely versatile and has been used variously as a gym, lounge and office.





Outside

A long approach track of just over 500m leads to the property and you pass between two small grass paddocks before an avenue of cherry blossoms guides you to the electric front gates with four brick pillars topped with stone pier caps. To the left is a pedestrian side gate and this opens out onto a generous parking area with enough parking for 20+ cars. To the right is a converted railway carriage titled 'The 4.50 from Paddington', which is being employed as an Airbnb. This is not included within the sale but could be made available by separate negotiation. The carriage has an MVHR heat recovery unit, electric radiators and WIFI running from the Starlink connection in the main house. It has its own estate fenced terrace and a gravel path leads through to a further seating area within the larger of the two paddocks.

The garden is ring-fenced by mixed native hedging kept low to maintain the view. Although mainly set to lawn, there is a stunning pool area to the west of the house. This includes a large stone terrace bordered by a manicured box hedge parterre with twin palm trees and a further terraced area adjacent to the loggia which has an outside kitchen fitted with a fridge, sink and barbecue. The pool beyond is 4m x 10m and has full width steps at one end and is bordered by coping stones and composite decking. The pool heating runs off a separate air source heat pump. Lastly, and to the southwest of the house, there is a large garden shed.

Location

Wellspring Barn sits between the villages of Bourton-on-Dunsmore and Draycote in beautiful Warwickshire countryside. Although entirely rural in feel, central Coventry is just 10 miles distant and Rugby just 5 miles away. Leamington Spa, which offers more bespoke shopping opportunities, is 11 miles away. Trains are available from Rugby to Euston from 49 minutes, to Birmingham from 34 minutes and Manchester from 80 minutes. Birmingham Airport is 22 miles away and the Midlands road network of M6, M1 and M40 are all within easy reach. Local schooling offers a broad range of exceptional possibilities and includes Bilton Grange Preparatory School, Princethorpe College and Rugby School with many good primary schools in the vicinity.

The closest local pub is The Friendly Inn at Frankton, which is within striking distance, with the Red Lion at Hunningham on the River Leam just 8 miles away being renowned for its cuisine. Local activities include walks or cycling along the Lias Line which is a 23-mile National Cycle Network connecting Rugby, Leamington Spa and Warwick which passes through pretty villages, wildlife reserves, reservoirs and canals. In addition, Draycote Water a 240-acre reservoir and country park is under a mile away and offers walking, cycling, sailing, flyfishing and many other outdoor activities. Furthermore, there are a myriad of local golf courses.

General

Local Authority: Rugby Borough Council Tel: 01788 533 533
Services: Mains water and electricity are connected. An air source heat pump provides central heating. Private drainage.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G EPC Rating: B

Fixtures and Fittings: As per contract. However, the vendors are open to selling the majority of items by separate negotiation.
Wayleaves and easements: A footpath passes along the southern boundary but is unseen behind a hedge and is fenced off. However, the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



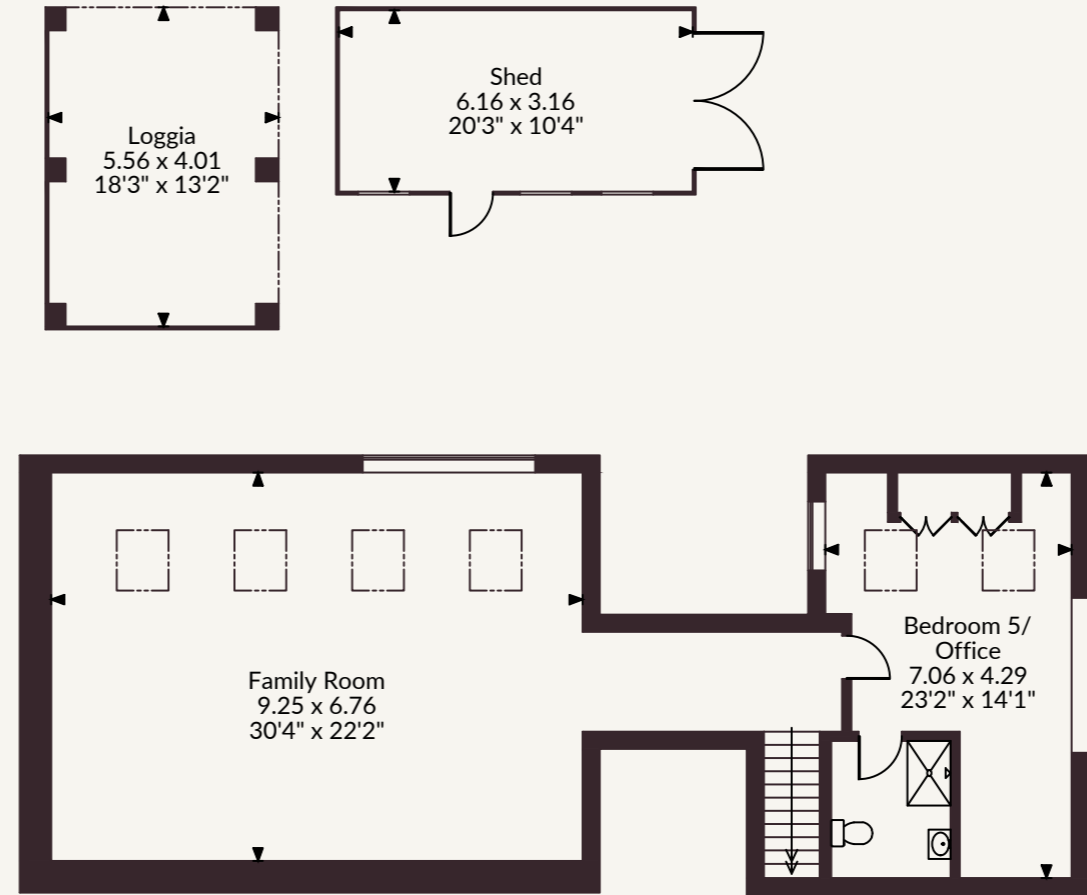
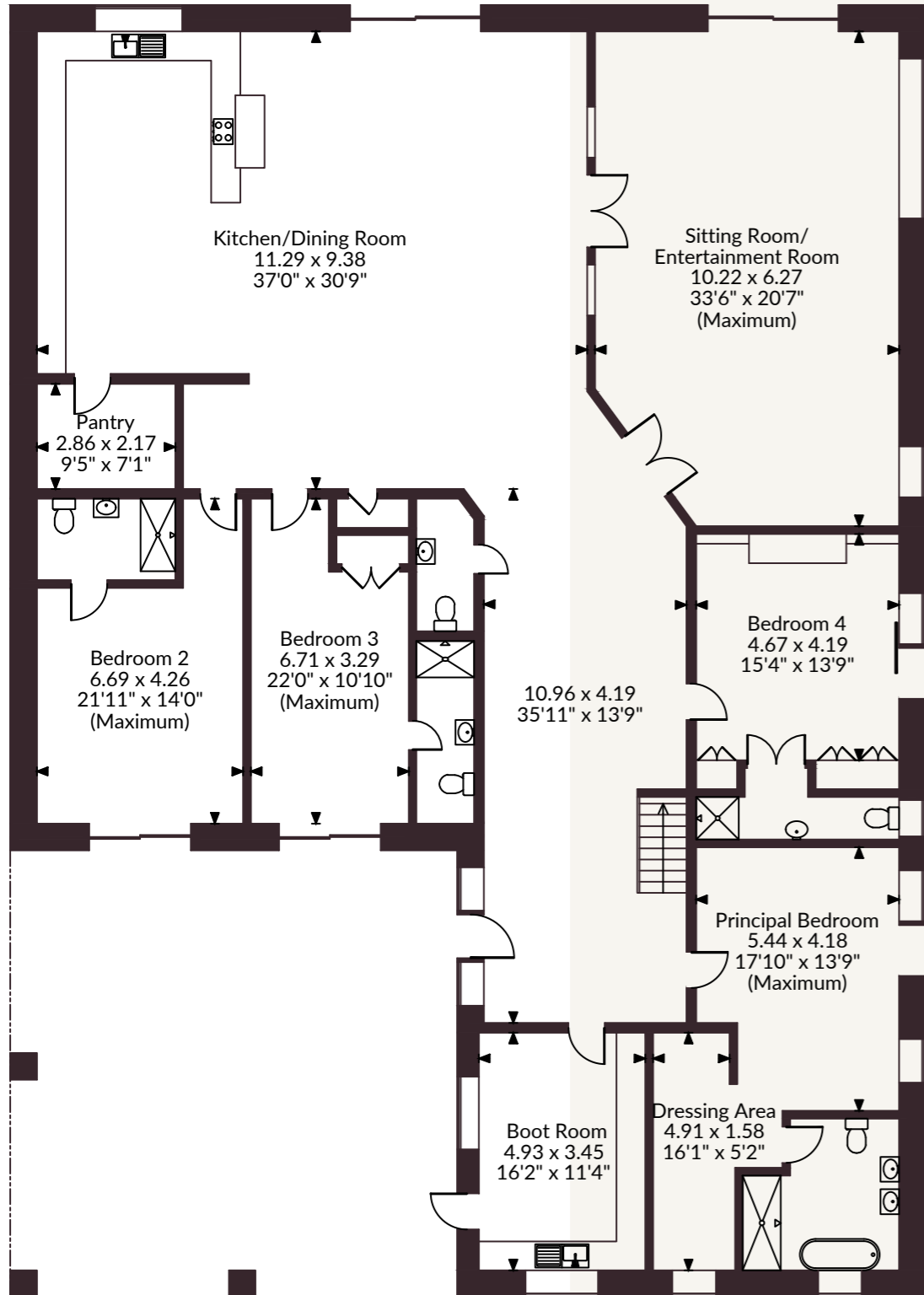
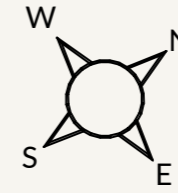
Wellspring Barn, Rugby

Main House internal area 5,091 sq ft (473 sq m)

Shed internal area 210 sq ft (19 sq m)

Loggia external area = 234 sq ft (22 sq m)

Total internal area 5,301 sq ft (492 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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