



The Dairy Barn, Barby Road, Kilsby, CV23 8XD



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Guild House estate agents are proud to offer for sale this individual detached barn conversion set in the heart of the highly desirable village of Kilsby which nestles on the Warwickshire and Northamptonshire borders. The Dairy Barn is perfectly positioned offering the best of both worlds, blending urban and village living seamlessly.

Boasting just under 1400 square feet of beautifully maintained accommodation, 'The Dairy Barn' dates back as far as the 1830's but it has been fully converted to offer modern living accommodation throughout. This gorgeous character home provides deceptively spacious and versatile accommodation whilst maintaining all of its' charm. In brief the accommodation comprises: entrance hallway with a grand solid oak reclaimed front door and oak staircase, the hallway has doors leading off to a utility/w.c, generously proportioned lounge with dual aspect windows and solid oak floor, dining room with French doors onto the garden and double doors into the breakfast kitchen. The kitchen has been fitted in a traditional shaker style, perfectly in keeping with the property. There is a comprehensive range of cream coloured units, integrated dishwasher and range cooker, oak work surfaces and solid oak floor with barn style door leading into the garden.

To the first floor the landing leads off to each of the bedrooms, the main large double bedroom boasts a modern en suite shower room. There are two further good sized double bedrooms both with built in storage and a fourth bedroom which is a larger than average single sized bedroom. The family bathroom completes the upstairs of the beautiful village property. Internally the property further benefits from underfloor heating to the ground floor, oak internal doors throughout and hardwood glazed windows.

Externally the walled garden is filled with mature shrubs, fully stocked borders and a lawned area. A paved patio and shed with gated access leading to the expansive block paved driveway.

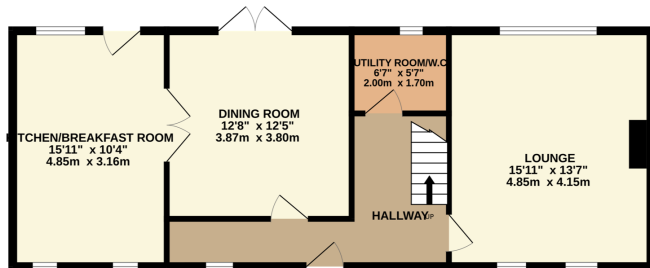
This gorgeous character property must be viewed to fully appreciate the space and versatility it has to offer.



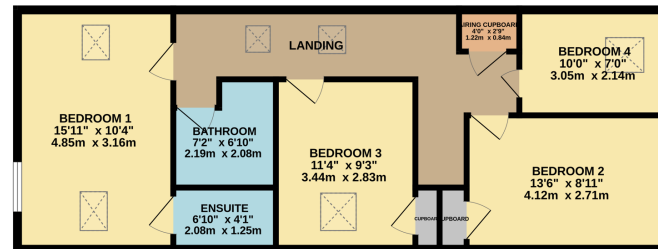
- DETACHED BARN CONVERSION
- FOUR GENEROUS BEDROOMS
- BREAKFAST KITCHEN
- DINING ROOM
- SPACIOUS LOUNGE
- UTILITY AND GROUND FLOOR W.C
- FAMILY BATHROOM AND EN SUITE
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- EPC EXEMPT



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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