



The Old Stables, Hallams Close, Brandon, CV8 3NZ



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are proud to offer for sale this period barn conversion nestled in a quiet corner in the village of Brandon. Tucked away behind secure gates 'The Old Stables' is one of four barns converted in 2001. This exclusive development offers prospective buyers the best of village life but equally Brandon is ideally positioned for easy access into Rugby, Coventry and Leamington Spa. The village itself has some excellent amenities including a hotel and spa, primary school and public house.

'The Old Stables' is full of the period charm you would expect to find in a building of this nature, with exposed beams and traditional latch and brace doors throughout, all blending seamlessly with modern touches such as Egyptian stone flooring. In brief the accommodation comprises: spacious entrance hallway, lounge with feature fireplace and doors into the garden, generous kitchen/dining room fitted with a range of solid pine units and slot in electric oven, utility room with space for appliances and ample storage. The well proportioned master bedroom has built in wardrobes and benefits from an ensuite shower room, there's a further good sized bedroom and large family bathroom on the ground floor. Leading up from the lounge a beautiful oak staircase takes you to another stunning double bedroom with skylight window. The property further benefits from traditional hardwood double glazing, gas central heating and a secure entry system into this exclusive development of barns.

Externally the split level garden has been landscaped to offer a low maintenance outdoor space, with decorative gravelled areas, raised planters and paved patio across the width of the barn. To the front you'll find ample parking space and access to the double garage.

This character property must be viewed to appreciate all it has to offer. No onward chain.





- BARN CONVERSION
- VILLAGE LOCATION
- THREE BEDROOMS
- LOUNGE
- SPACIOUS KITCHEN/DINER
- FAMILY BATHROOM AND EN SUITE
- UTILITY ROOM
- DOUBLE GLAZING
- SECURE GATED ACCESS
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE
- EPC RATING D
- NO ONWARD CHAIN





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