



JULIE PHILPOT
RESIDENTIAL



Brock Barn | Priory Road | Wolston | CV8 3FX

£495,000

A stunning barn conversion in a small and exclusive gate development of just five barns in this popular village which must be viewed to be fully appreciated. This is a very stylish and spacious new build barn, constructed around five years ago and having been converted to a high standard with oak doors, underfloor heating on the ground floor, three double bedrooms on the first floor the master bedroom having an en-suite and on the ground floor is a large lounge, kitchen/diner with integrated appliances plus an additional reception room which is at present a home office. There are delightful open views from the rear.

- Superb Barn Conversion In Gated
- Courtyard With Allocated Parking
- Village Location
- Open Views
- Three Double Bedrooms, Master En-Suite



Property Description

DOOR TO

ENTRANCE HALL

With underfloor heating, understairs storage cupboard and oak internal doors to all rooms.

CLOAKROOM

With concealed cistern w.c., vanity wash basin with double cupboard under, extractor fan and underfloor heating.

HOME OFFICE/STUDY

9' 6" x 8' 6" (2.9m x 2.59m)

With underfloor heating and garden views. This room offers great flexibility for use dependent upon the owner's needs.

LOUNGE

19' 2" x 17' 7" (5.84m x 5.36m)

A lovely large lounge with underfloor heating, oak mantel with electric remote control log effect fire as fitted. Three wall light points, broadband connection point and French doors leading to the sunny rear garden.

KITCHEN/DINER

15' 7" x 12' 3" (4.75m x 3.73m)

Having an extensive range of cupboard and drawer units and integrated appliances to include: tall fridge/freezer, wine fridge, washer/dryer, dishwasher and Rangemaster range cooker with extractor hood over and tiled splashback. Belfast sink and solid oak worktops.

FIRST FLOOR LANDING

MASTER BEDROOM

13' 7" x 12' 3" (4.14m x 3.73m)

Having radiator, two Velux windows with fitted blinds and two wall light points. Door to

EN-SUITE SHOWER ROOM

With vanity basin having cupboards under, concealed cistern w.c. and tiled shower enclosure with glazed shower screen door, rainfall shower and hand held attachment with complementary tiling. Extractor fan and heated towel rail.

DOUBLE BEDROOM TWO

13' 7" x 12' 3" (4.14m x 3.73m) Exc Wardrobes
Having an extensive range of professionally designed and fitted wardrobes providing plenty of storage space. Two Velux windows, low level window, radiator and two wall light points.

DOUBLE BEDROOM THREE

12' 4" x 11' 4" (3.76m x 3.45m) Exc Wardrobes
A third double bedroom with professionally fitted wardrobes providing ample storage space. Radiator, two Velux windows and two wall light points.

BATHROOM

Having panelled bath with rainfall shower and hand held shower attachment, glazed shower screen, complementary tiling, vanity basin with cupboard under and concealed w.c. Heated towel rail and extractor fan.

OUTSIDE

PARKING

The property is approached via a security gated entrance which is remotely controlled. This leads to the access for the five barns. There are two private parking spaces in front of the Brock Barn.

GARDENS

A gated entrance leads to the front courtyard style garden with private seating area and paving. The rear garden is easily maintained and has a delightful south facing sunny aspect with seating area and lawn. From the rear are lovely views over open land which has Heritage Protection.

TENURE

The property is Freehold. There is a £10.00 per month fee paid by each barn for the maintenance of the communal drive and entrance.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

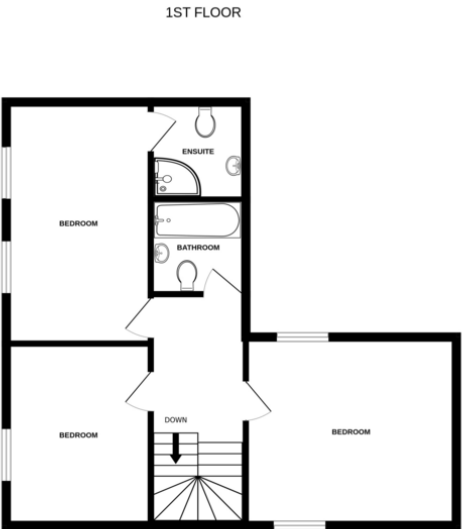
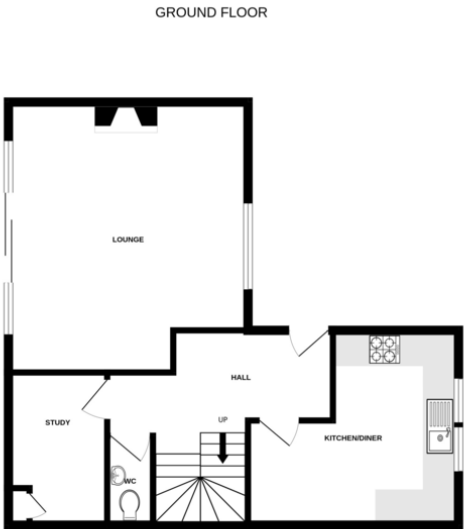
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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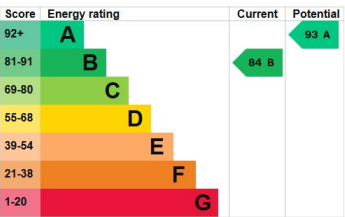


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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60