
8 Old Hall Court,
Main Road,
Newton Regis,
B79 0NA.

£485,000

## GENERAL

This beautifully presented barn conversion is situated within a sought-after courtyard development in the heart of Newton Regis. Finished to an exceptional standard throughout, the property retains a wealth of character features including exposed oak beams, exposed brickwork, cast iron radiators and traditional thumb latch doors.

The accommodation comprises an entrance hall with cloakroom, a spacious kitchen/dining room with breakfast bar, and a generous sitting room overlooking the rear garden. To the first floor are two double bedrooms, a further bedroom and a modern family shower room.

Outside, the property boasts a stunning landscaped rear garden, along with a double garage and off-road parking. A truly charming home combining character and contemporary living.







## LOCATION
The village of Newton Regis is located between Ashby de la Zouch and Tamworth in the Warwickshire countryside. There is a primary school, public house, village hall, tennis club as well as a central duck pond in the village. There are excellent transport links with the A42/M42 M6, M6 toll and M1 all within reach. In Tamworth there is a mainline railway station with London Euston being approximately 65 minutes on fast services. Twycross House and Dixie Grammar Schools are both within easy reach. Polesworth School which is nearby was rated Outstanding in the last OFSTED inspection. Newton Regis lies close to the National Forest and there are a number of popular visitor attractions nearby including Conkers.

## THE HOUSE
The accommodation is arranged over two floors and comprises as follows.

## ENTRANCE HALL
A solid wooden entrance door leads into the property, there is a window to the side and central heating radiator.

## CLOAKROOM
The cloakroom is fitted with a low flush WC, wash hand basin and column-style radiator. Tiled flooring and a side-facing window fitted with white shutters provide a practical and bright space.

## OPEN PLAN KITCHEN / DINER
18'02 max x 15'06 max
A spacious open-plan kitchen and dining area with exposed beams and attractive oak parquet flooring. The kitchen is fitted with a range of grey base and wall units with marble work surfaces, a 1½ bowl ceramic Rangemaster sink, and an oak breakfast bar with seating, creating a sociable space for everyday living.

Integrated appliances include an ESSE electric range cooker with induction hob, a slimline Smeg dishwasher, and an under-counter fridge and freezer.

The dining area offers ample space for a family dining table and benefits from a door leading out to the rear garden. There is also cleverly designed under-stairs storage, currently housing a washing machine and tumble dryer, along with pull-out shoe storage cupboards.

## SITTING ROOM
18'04 x 14'09
A bright and inviting sitting room featuring an exposed brick fireplace with gas burning stove and timber mantel. French doors open onto the rear garden, while a further two windows fitted with white shutters provides plenty of natural light. Exposed ceiling beams and character features add charm, creating a warm and comfortable living space.

## STAIRS TO THE FIRST FLOOR
Stairs rise from the open plan kitchen to the first floor.

## FIRST FLOOR LANDING
A bright and spacious split level landing with exposed oak beams adding character and charm. Natural light floods the area through the rooflight and window, creating an open and airy feel. The vaulted ceiling and attractive gallery-style landing make this a standout feature of the home. There is a useful airing cupboard for storage which houses the central heating boiler.

## BEDROOM ONE
15'02 x 9'02
A well-proportioned room featuring exposed oak beams, a Velux window, and access to useful eaves storage. Central heating radiator.

## BEDROOM TWO
14'09 x 9'02
A well-proportioned room featuring exposed oak beams, a side-facing window with white shutters, Velux window, and a fitted wardrobe cupboard. Central heating radiator.

## BEDROOM THREE
9'00 x 8'06
With window to the side fitted with white shutters, useful storage cupboard and central heating radiator.

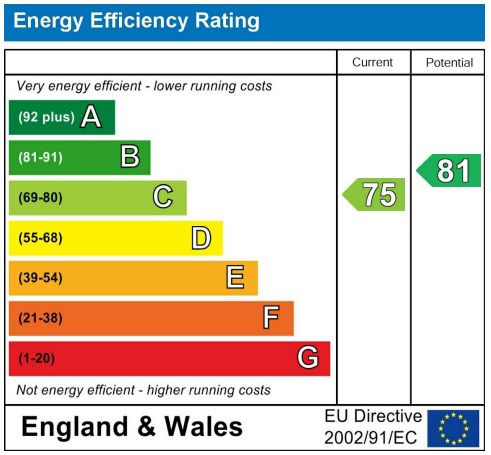
## SHOWER ROOM
A stylish shower room fitted with a large walk-in shower with glass screen, vanity wash hand basin, and low flush WC. A Velux window provides natural light, complemented by a traditional heated towel radiator.

## OUTSIDE
To the front of the property there are two parking spaces in front of the garage, along with additional visitor parking nearby. The attractive front garden is mainly laid to lawn with planted borders and a pathway leading to the front door.

## GARDEN
The rear garden has been beautifully landscaped to create an excellent space for relaxing and entertaining. A patio seating area lies directly behind the property, with steps leading down to a sunken seating area featuring a water feature. A circular lawn forms an attractive focal point, surrounded by planted borders filled with colourful flowers and mature shrubs. The garden also benefits from an outside tap.

## GARAGE
19'01 x 16'00
A double size garage with an electric up-and-over door to the front, side access to the garden, and the benefit of power and lighting.

## COUNCIL TAX BAND
North Warwickshire - Band D







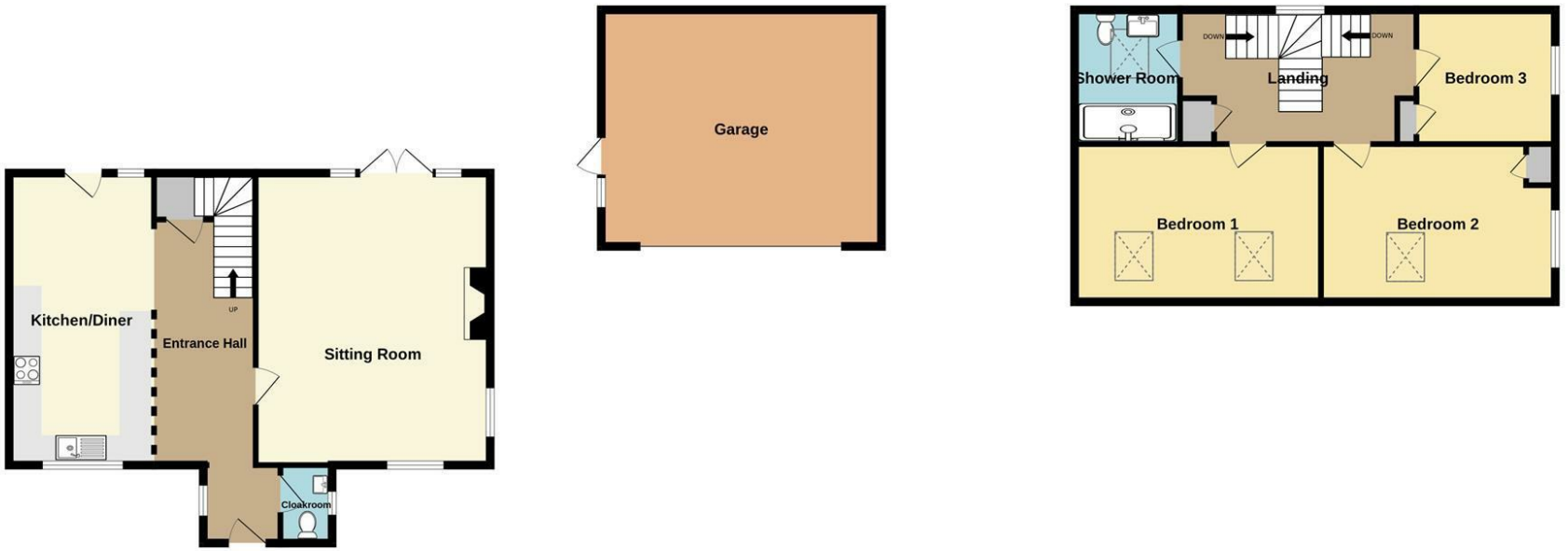






Ground Floor

1st Floor




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