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SALES & LETTINGS

**2 YEW TREE FARM BARN  
POOLHEAD LANE  
TANWORTH IN ARDEN  
B94 5ES**

Situated in the picturesque village of Tanworth-in-Arden, Yew Tree Farm Barn is a contemporary and environmentally-conscious development of two beautifully converted barns, offering the very best in sustainable single-storey living.



## 2 YEW TREE FARM BARN

This striking single-storey barn conversion in Tanworth-in-Arden offers approx. 1,546 sq. ft of energy-efficient living with exceptional design detail throughout. The open-plan kitchen, dining and living space features triple-glazed sliding doors, a bespoke kitchen with integrated appliances, and bold industrial chic styling. Four spacious bedrooms include a principal suite with en-suite, alongside a luxury family bathroom. Sustainability is central, with a NIBE air source heat pump, six zone underfloor heating and MVHR system. Externally, the home includes four parking spaces, landscaped gardens and views across open paddock land — a rare opportunity for contemporary countryside living in a sought-after location.







The bright and spacious entrance hallway sets the tone for this thoughtfully designed barn conversion, offering seamless access to the heart of the home. The expansive open-plan lounge/kitchen/dining room spans over 33 feet in width and enjoys full height glazing to the front and rear, flooding the room with natural light. This stylish, multi-functional space includes a bespoke kitchen with central island, high-spec appliances and sleek finishes, while the lounge area features a matt black log burner and ample room for entertaining. A practical utility room, located just off the kitchen, includes built-in storage, laundry appliances and access to the plant cupboard and guest WC.













The inner hallway leads to four generously sized bedrooms, all with large high windows flooding each room with natural light. Also perfect to view the changing skies. The principal bedroom sits to the rear and boasts a luxurious en-suite bathroom with contemporary fittings and a striking industrial design. The remaining three bedrooms offer excellent proportions, with two large doubles and a good sized fourth bedroom, ideal as a guest room or study. The main family bathroom is centrally located and beautifully appointed, with modern sanitaryware and a freestanding bath. Built-in storage is also provided within the hallway for added convenience.











The property is set back from the road behind mature trees and shrubs and is accessed via an electronic gate and has a shared driveway with parking for four vehicles. To the rear is a wonderful large garden, having a full width stone patio with wooden planters. Beyond the garden is a paddock offering privacy and open countryside views.




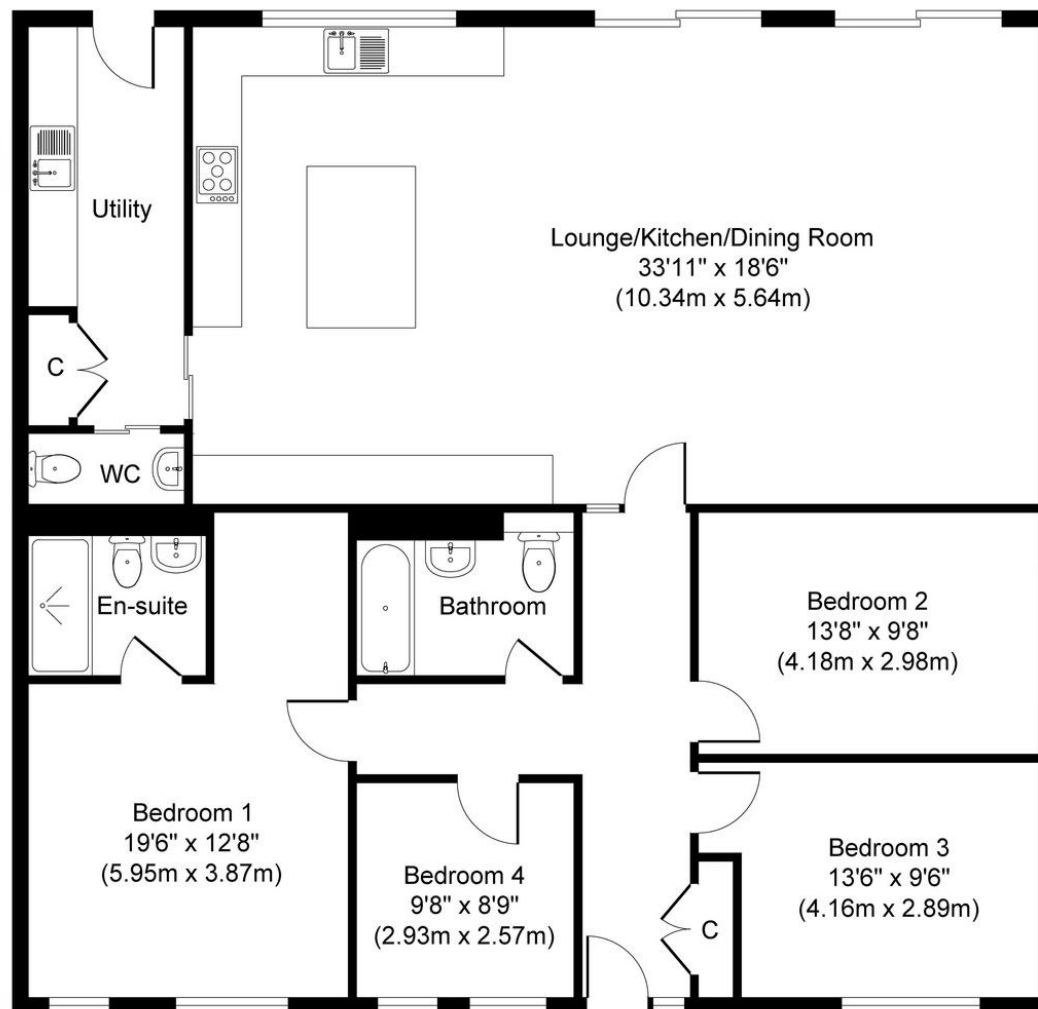








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		110
(92+) <b>A</b>	86	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**  
**Approximate Floor Area**  
**1546 sq. ft**  
**(143.60 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## FEATURES

- Luxury Single Storey Barn Conversion
- Open Plan Living/Dining/Kitchen
- Four Bedrooms Including En-Suite & Bathroom
- Bespoke High Specification Kitchen
- Triple Glazed Windows & Sliding Doors
- Air Source Heath Pump System
- Underfloor Heating & Log Burner
- Large Garden with Countryside Views
- Eco Friendly Build

**SIZE** Total - 1,546 sq ft

**TENURE** Freehold

**STRATFORD UPON AVON DISTRICT COUNCIL – G**

## SERVICES

Heating is by way of a Heat Pump, mains electricity and water and a domestic small sewage treatment plant.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	6 Mbps	0.7 Mbps
Superfast	46 Mbps	8 Mbps
Ultrafast	1800 Mbps	200 Mbps

**Network in the area:** OpenReach

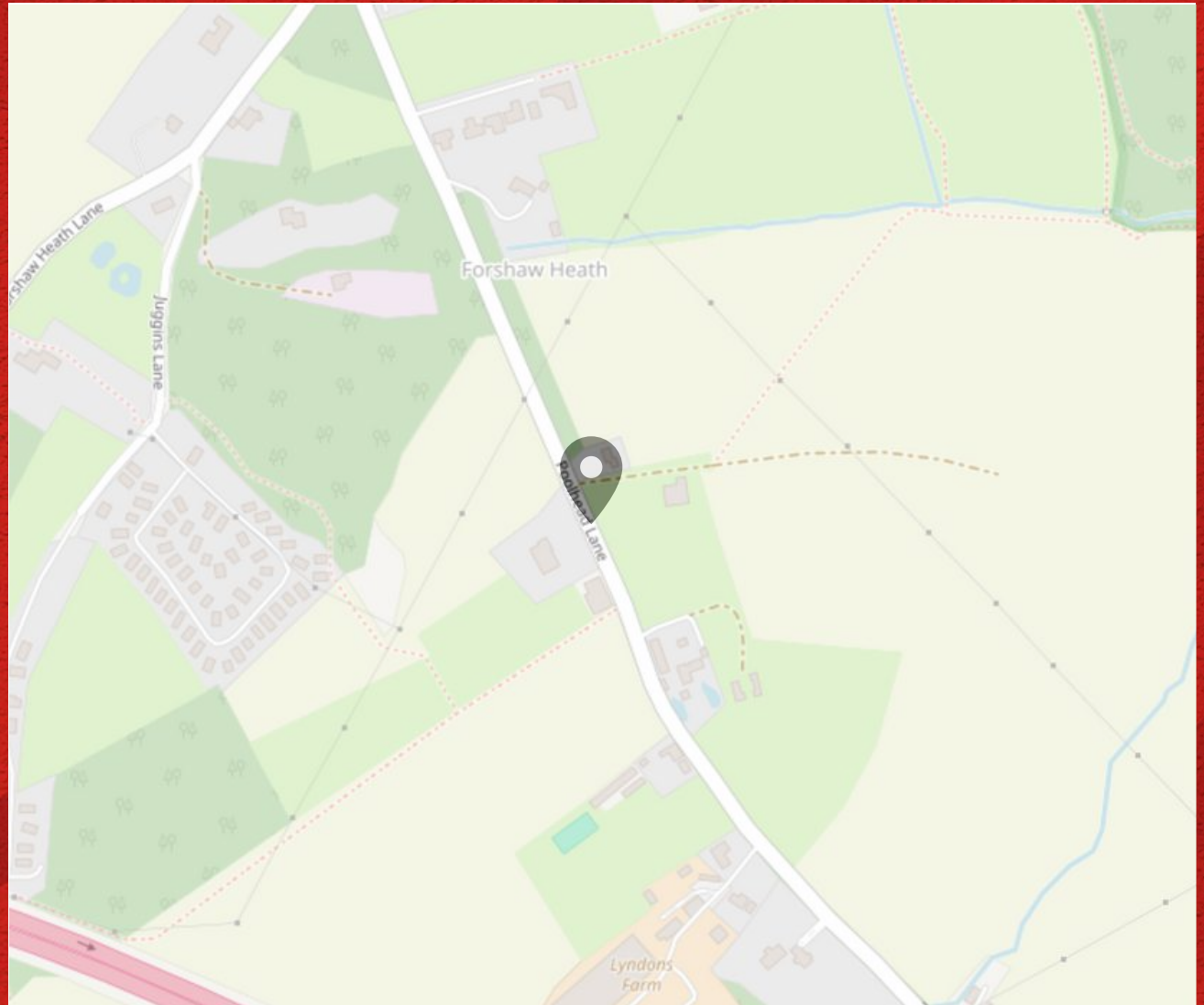
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

2 Yew Tree Farm Barn is situated on the enviable Poolhead Lane in the sought after village of Tanworth in Arden which is renowned for Ladbroke Park Golf Club. Surrounded by Warwickshire countryside it is a short distance from Earlswood, Solihull and Stratford upon Avon. Solihull is approximately 8 miles away with Birmingham City Centre easily accessible by car or train in just under 35 minutes. Transport links include the M42 and M40 and Birmingham International Airport with excellent rail links to be found at The Lakes and Wood End train stations.



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