



2 Yew Tree Farm Barn

Tanworth in Arden

theAgents
property consultants

Contemporary barn living, redefined for the modern countryside.

Where contemporary architecture meets countryside calm.

2 YEW TREE FARM BARN
B94 5ES

The Property – A striking barn conversion that blends contemporary architecture with refined industrial detailing, set against open paddock views in the heart of Tanworth-in-Arden. Thoughtfully designed, sustainably engineered and finished to an exceptional standard, this is countryside living re-imagined for the modern buyer. Set within the sought-after village of Tanworth-in-Arden, this exceptional single-storey barn conversion offers approximately 1,546 sq. ft. of meticulously designed, energy-efficient living. A refined balance of contemporary architecture and rural setting, the home is defined by clean lines, industrial influences and an uncompromising attention to detail throughout. At the heart of the property lies a striking open-plan kitchen, dining and living space, where expansive triple-glazed sliding doors draw the outside in and frame uninterrupted views across open paddock land. The bespoke kitchen has been carefully curated as both a functional and visual centrepiece, with sleek cabinetry, a statement island and a comprehensive suite of seamlessly integrated appliances, including four ovens – a steamer, two conventional ovens and a microwave – designed to meet the demands of modern, luxury living. The aesthetic is bold yet restrained, allowing the architecture and setting to take centre stage. The home offers four beautifully proportioned bedrooms, arranged along a quiet inner hallway. The principal suite enjoys a private rear aspect and is complemented by a luxurious en-suite, finished with contemporary fittings and distinctive industrial detailing. Three further bedrooms provide excellent flexibility, with two generous doubles and a versatile fourth bedroom suited equally to guests or a refined home office. A centrally positioned family bathroom completes the accommodation, featuring elegant modern sanitaryware and a freestanding bath. Throughout the home, a seamless flowcrete floor enhances the sense of cohesion and understated luxury, while advanced sustainability features have been discreetly integrated to ensure exceptional comfort and efficiency, Offering a future-focused approach to countryside living. Externally, landscaped gardens provide space to relax and entertain, complemented by four private parking spaces. With open countryside views and a highly desirable village setting, this is a rare opportunity to acquire a contemporary home of architectural quality, perfectly positioned for refined rural living.

Specifications

* Kingspan Kingzip Linea roof which has advanced structural, thermal, acoustic and fire performance qualities which offers long term durability. * Euroclad Prisma Anthracite Sinusoidal wall cladding which provides thermal performance * 140mm insulated independent wall lining framework to perimeter walls with carefully installed vapour control layer designed to achieve a high level of insulation and air tightness * Vent Axia Mechanical Ventilation and Heat Recovery System which extracts stale, moisture laden air and resupplies fresh filtered air back into the property * Nibe Air Source Heat Pump utilises the energy from outside air to provide hot water and heat into the house via a 6 zone underfloor heating system * Ideal Combi electrically operated triple glazed windows plus Ideal Combi Futura+ triple glazed low threshold sliding doors * Electric vehicle charging points * Energy efficient LED lighting throughout * Marsh Sewage Treatment Plant

Warranties – * 10 years insurance backed structural warranty through ICW - 7 years remaining * 7 year Air Source Heat Pump warranty - 4 years remaining * 6 year kitchen warranty - 3 years remaining Services to the Property

Local Authority Stratford District Council Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating B

Agents Notes – All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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. For a free valuation, contact the numbers listed on the brochure.







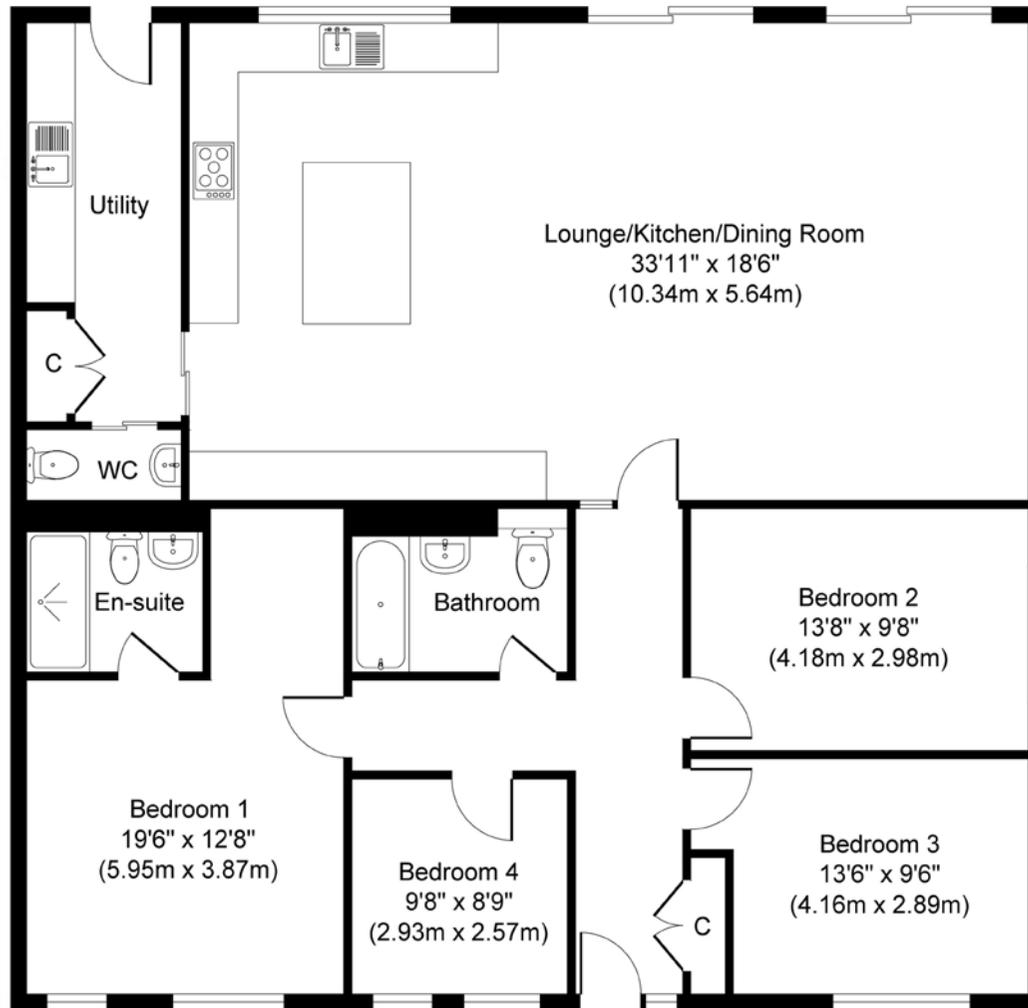












Ground Floor
Approximate Floor Area
1546 sq. ft
(143.60 sq. m)

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.



theAgents
property consultants

116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
Park Lane Office: 0207 0791 454
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.