



Grain Barn
Mousley House Farm | Mousley End | Hatton | Warwick |
Warwickshire | CV35 7JG

GRAIN BARN



Set in the desirable rural hamlet of Mousley End. Grain Barn offers a unique and flexible family home with versatile accommodation, stabling and grounds extending to around 6 acres. With generous gardens this stunning 300-year-old property combines history and charm with its traditional barn character and modern comforts.



KEY FEATURES

It provides the perfect environment for equestrian enthusiasts or those seeking a spacious countryside lifestyle. There is an additional 1 bedroom property, Hay Barn, offering a rental income or accommodation for family. Plus the opportunity to acquire an award-winning campsite set in 4 acres with 12 month opening - by separate negotiation.

Grain Barn – Ground Floor

This impressive open-plan kitchen, dining, and family living space perfectly blends rustic character with modern comfort. The traditional country-style kitchen is fitted with sage green cabinetry, granite worktops, and a classic Aga, complemented by a Belfast sink and open shelving for a farmhouse feel. The original brick floor extends into the generous dining area, which easily accommodates a large table, and flows further into a welcoming family lounge with exposed bricks, wood-burning stove, and built-in log storage. A feature arched brick-framed doorway opens directly to the garden, filling the space with natural light. Character details such as the ceiling-mounted drying rack, vintage-style fittings, and exposed timber accents complete the authentic barn conversion atmosphere, creating an inviting hub ideal for entertaining and family gatherings.

Grain Barn – First Floor

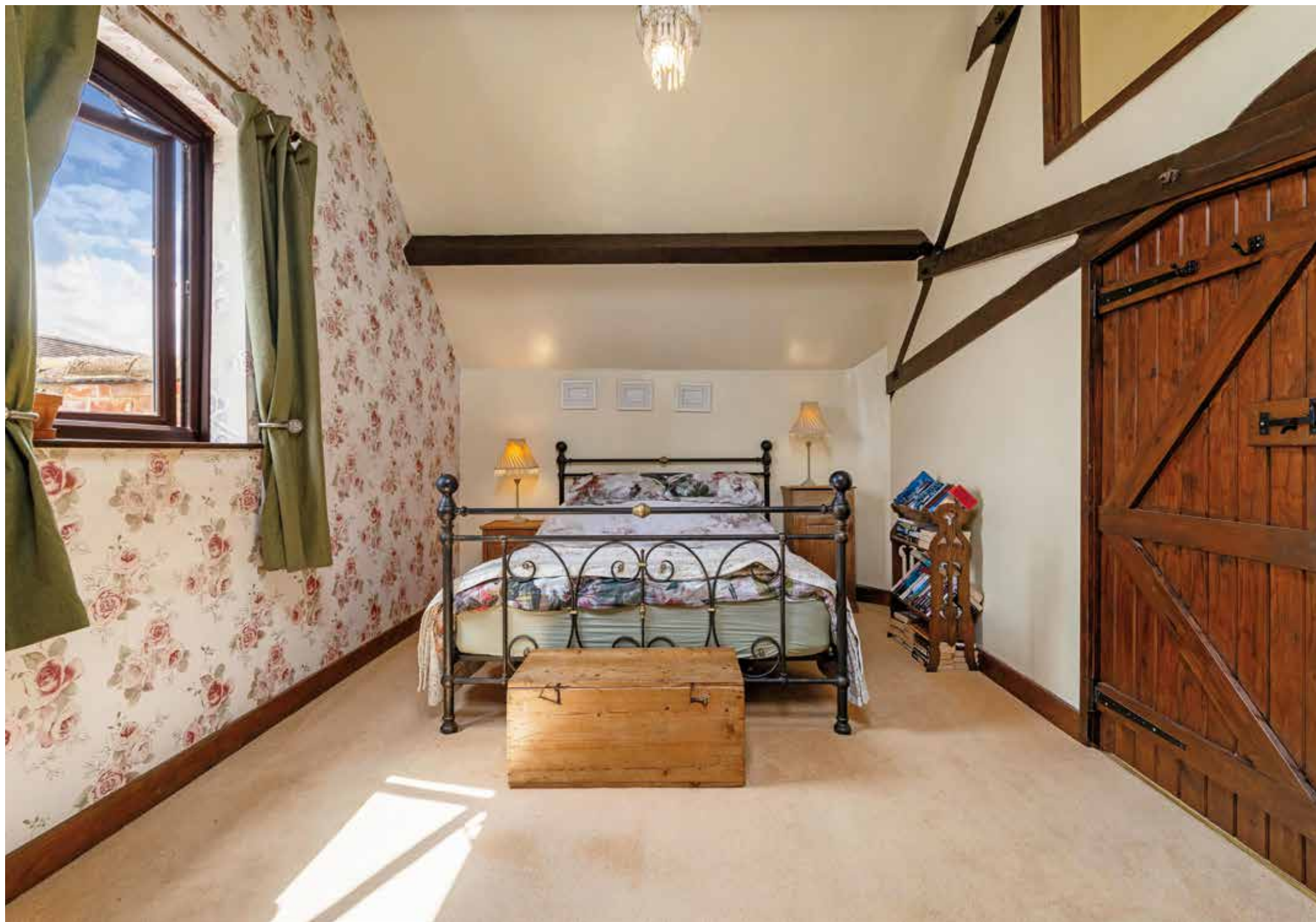
Upstairs offers four bedrooms, each with character features including exposed beams, sloped ceilings, and timber details. The principal bedroom is spacious and airy, while the additional bedrooms are perfect for family or guests. A generous landing with Velux windows provides extra seating space and natural light. There are two family bathrooms one featuring a bath, patterned floor tiles, and part-tiled walls, maintaining a charming barn-style feel throughout. A second bathroom is presented in a traditional style, featuring a white pedestal basin, WC, and a walk-in shower with classic green metro tiling. A Velux window provides excellent natural light, while exposed beams and wood-effect flooring complement the barn's characterful charm.

















Hay Barn – Ground & First Floor

A further flexible accommodation area is provided by Hay Barn, featuring an open-plan kitchen/living room on the ground floor, with a spiral staircase leading to a bedroom and bathroom on the first floor. This space could serve as a rental income, as the vendors have it currently, a holiday let, or annex for family.





KEY FEATURES

Outside

The grounds extend to approximately 6 acres, offering superb equestrian or leisure potential. There is a spacious outbuilding, currently offering six stables including foaling box and a large storage area. There are also several field shelters which would remain. There is a large gravel area with parking for both the equestrian facilities and Grain Barn.

In the main garden of Grain Barn there is a timber-framed covered entertaining area with wood-fired hot tub, perfect for entertaining and alfresco dining. The garden is laid mainly to lawn with mature planting, hedging, and gravel pathways. Hay Barn benefits from its own parking to the front and its own spacious garden with courtyard.





CAMPSITE

(Available by Separate Negotiation)

An award-winning campsite set in approximately 4 acres, licensed for 48 caravans, motorhomes and tents, with 12 -month opening permission. Includes 3 fully furnished yurts and 2 safari tents, plus a bar and food licence. The Campsite has been voted in the top 10% of campsites worldwide, offering an excellent business opportunity alongside the main property. The Campsite has been successfully run for over 10 years, and now offers a fantastic opportunity for those wishing to take on a successful business and enjoy a lifestyle change.



Key Features

Glamping tents | Indoor and outdoor showers | Mixture of hard standing and grass pitches | 27 electric hook ups | Toilet block | Reception/Shop







LOCATION

The town of Warwick and nearby Royal Leamington Spa offer an excellent array of shops, bars, restaurants, and leisure facilities. State and private schooling is within walking distance, with Myton, Warwick Prep, Warwick School (boys) and Kings High (girls). Access to the Midlands motorway network is also within easy reach with nearby M40 (junction 12) and M42 with access to the M1, M6, Birmingham International Airport and Birmingham NEC. The rail link to Birmingham and London Marylebone is available within walking distance to Warwick station and from either Warwick Parkway or Leamington Spa station a short drive away.

INFORMATION



Services, Utilities & Property Information

Utilities: Mains water, electricity, and new shared sewage treatment plant

Heating: Oil-fired central heating

Mobile Phone Coverage: 5G available, subject to provider

Broadband Availability: Ultrafast broadband available

Tenure: Freehold

Grain Barn Council Tax Band D

Hay Barn Council Tax Band A

What3words: ///marine.gladiator.tone





Grain Barn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

Haybarn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	69 B
39-54	E		
21-38	F		
1-20	G		



GRAIN BARN: 2221 sq ft, 231 m2
 HAYBARN: 318 sq ft, 29 m2
 STABLING: 1723 sq ft, 160 m2
 COVERED DECK: 346 sq ft, 32 m2

OVERALL TOTALS: 4608 sq ft, 452 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



NICOLA MOORE

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Nicky has worked with Fine & Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.

THE FINE & COUNTRY
FOUNDATION

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