

TWO BEDROOMS - TWO BATHROOMS - OPEN PLAN LIVING - PRIVATE COURTYARD GARDEN - AMPLE PARKING - GRADE II BARN CONVERSION

The Farrow at the historic Boddington Farm site is lovely two bedroom barn conversion with gardens and courtyards on all three boundaries and uninterupted views over the fields to the rear of the site. Named after the buildings original use on the working farm the property has been carefully restored and extended.

Arranged over a single floor this attractive pied du terre comprises open plan living, kitchen and dining overlooking the private courtyard garden through large glazed screens along two sides of the building. The two bedrooms provide spacious sleeping quarters with a large dressing room and en-suite to the master bedroom. A family bathroom, further garden and ample parking completes the accommodation.



## THE FARMSTEAD, LUDDINGTON, WARWICKSHIRE - THE FARROW - TWO BEDROOM HOME APPROXIMATE GROSS INTERNAL FLOOR AREA 1076 SQFT / 100 SQM Kitchen / Bedroom Reception Room 10'2 (3.10) 22'8 (6.91) x 9'3 (2.82) x 9'6 (2.90) **GROUND FLOOR Dining Room** 15'9 (4.80) x 8'11 (2.72) Dressing Room 9'5 (2.87) x 8'4 (2.54) Bedroom 16'5 (5.00) x 9'10 (3.00)