



# CASE STUDY



## Magnolia Barn

Buying and living in a barn conversion is something of an idyllic dream for many of us. We feel a longing to lead a simple life within authentic hand crafted walls with massive aged timber beams. We want to enjoy large open plan rooms with high arched ceilings. It's all about a dwelling stuffed full of original features, with nothing but fields and trees at every vantage point. More and more people are opting for this lifestyle with all of the modern comforts but with a closeness to the glorious English countryside.

We wanted to know how people who had moved in to our development actually felt about it – so we asked them in an interview. You can read the answers, as they said them, below. Many thanks to them for their help.



David Hill, Chairman Warm Beautiful Homes



## The Interview

I talked to Rachael who bought Magnolia Barn (Unit 3) in early 2020.

**Yew Tree Barns have never been publicised widely – how did you hear of them?**

Adam and I had wanted to buy a barn for years and years and years. My friend knows Craig the builder, so she has been saying that you have been doing this project for eight or nine months. So we randomly got a message one morning saying have a look online at this and within about 3 minutes I emailed Chris saying, when can we come and have a look. So I think we were probably one of the first to see them.

**What features did you like when you were considering the purchase?**

We loved the location, absolutely loved the location it's all so peaceful. Adam moaned at me because my search criterion has always been within a mile of our own house. So I think we pushed it to about 3 miles for this. It's on the Chase. Just the peace and quiet and the finish we love.

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## **What features did you dislike when you were considering the purchase?**

Our first reservation was when we first came to see them, there was no external storage - but that was rectified quite quickly. There was nothing else in the process.

Being in a semi rural location is exactly what it says on the tin. So, we moved in, in the week lockdown started but there was no phone, no internet, no telly, no phone signal. It did take a little bit of time to get used to that. I hate the aerial on the back of the house. I hate it. We had to put it there to get the internet but it ruins the aesthetic of the house and it will go as soon as we can get rid of it.

## **How did you find the process of buying and the legal process? What were the pain points?**

Covid-19 aside it was quite simple really. I think we made the offer on Christmas Eve. Anyway, it was around Christmas that you told us the offer was accepted and then it seemed to go really quickly. We had some issues I know but where that came from, whether it was your solicitors or our solicitors I don't know. They were cleared up. But it's what it is. It took us just about 16 weeks. We're ok with it.

## **Is there any advice you'd give to others about the buying process?**

Yes, just to be prepared. You've got to push your solicitors don't rely on them getting in touch with you - they won't. You've got to be honest if you're keen to move and you want to be in quickly you have got to ring your solicitor once a week.

## **In retrospect would you have done anything differently?**

No, well yes, only a tiny little thing we would've offered on the land at the same time as on the barn, but that's the only thing we would have done differently.

## **In retrospect should the developer and builder done anything differently?**

Nothing really.

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## **What features do you like now that you have moved in?**

The location is stunning. It's just the level of detail inside. I love lying in my children's rooms looking up at the beams. I just think that's what I've always wanted. I love, like, being able to move around the kitchen. I just look how it's finished, how new everything is. Just the driveway and looking out at that. The deer, they come unbelievably close I would never have imagined that they would come so close.

If I'm being really picky I don't like to see the septic tank. I know it's only a temporary thing. I don't think there's anything else that I dislike.

## **Is there any advice that you can give to anyone else who would like to buy a barn conversion from Warm Beautiful Homes?**

I think if you want to do it, and you walk in, and you fall in love with it you've just got to find a way to make it work. Because you will kick yourself, absolutely kick yourself if you don't.

**Thank you for your feedback**

