

Spernal Hall Farm

Spernal, Studley, Warwickshire





Spernal Hall Farm

Spernal Lane, Spernal, Studley, Warwickshire

For sale as a whole or in lots.

Alcester 4 miles, Henley-in-Arden 8 miles, M42 8 miles, Stratford-upon-Avon 12 miles, Warwick and Warwick Parkway station 15 miles, Birmingham 18 miles, London 115 miles, Leamington Spa 17 miles (All distances and times are approximate)

Accommodation & Amenities

Lot 1: A beautifully positioned detached brick built principally Victorian family home and flat in a lovely rural location, with paddock, and frontage to the charming river Arrow

Reception Hall | Drawing room | Dining room | Study | Sitting room | Kitchen/breakfast room | Boot room | Boiler room | Shower/cloakroom | 5 double bedrooms | 2 bathrooms (1 en suite)

Self-contained apartment: Kitchen/living dining room | Double bedroom | Shower room

Brick built store and kennel, open fronted garage, Long drive, gardens, with pond, paddocks, open views extensive frontage to the river Arrow

In all about 6.59 acres EPC: D

Lot 2: Detached brick built single storey barn with prior approval consent for change of use to a dwelling of 452 square feet

to provide Living room/kitchen | 2 bedrooms | bathroom | 2 paddocks | Grass field

In all about 8.96 acres

Lot 3: Steel frame barn with prior approval consent for conversion to a single storey house of 1260 square feet with Hall | Cloakroom | Kitchen/living room | Utility room

4 bedrooms | 2 bathrooms (1 en suite) with associated large portal frame livestock building and lean to and 3 bay open fronted barn with pastureland

In all about 12.93 acres

Lot 4: Riverside meadows with a long frontage to the river Arrow

In all about 20.76 acres

Lot 5: Grassland field

In all about 8.45 acres



Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire CV37 6YX

Tel: 01789 297735

stratford@knightfrank.com

knightfrank.co.uk

Situation

Spernal Hall Farm is situated in open countryside yet close to the small Warwickshire village of Studley. The village is set in beautiful Warwickshire countryside close to the borders of Worcestershire with a great range of local shops and amenities.

There are more extensive shopping and facilities in nearby centres of Birmingham, Stratford-upon-Avon, Warwick and Leamington Spa. Birmingham International Airport and Railway Station are approximately 18 miles away.

The area has an excellent range of state, grammar and primary schools available. The house is well located and is a short distance from Junction 3 of the M42, giving access to M40 and M5.

Day to day shopping is available in Henley-in-Arden and at Waitrose in Alcester 4 miles away. Nearby Stratford-upon-Avon offers its Shakespearian Heritage and theatres.

Sporting opportunities are available nearby with horse racing at Stratford, Warwick and Cheltenham. There are also a number of excellent golf courses within the area. Other local attractions include Ragley Hall estate, Charlecote and Coughton Court.

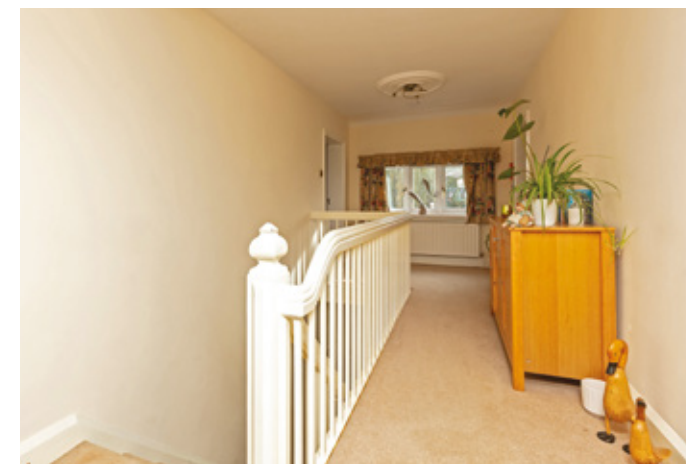
Barns originally part of the farm, were converted and sold off, so the property is private, but not isolated.



Lot 1

This lovely former farmhouse extends to over 3,274 sq ft offering family accommodation, with the benefit of an additional self-contained apartment.

The house is imposing, built of brick under a tiled roof with cast iron rainwater goods and tiled canopy to the front door. Rooms are well proportioned, with good ceiling heights, attractive cornices and ceiling roses, deep skirting boards, four panel timber doors, double glazed upvc windows and tiled flooring to part of the ground floor accommodation. Principal rooms are dual aspect letting in lots of light.



The reception hall has a patterned quarry tiled floor and handsome painted timber staircase, with flagstones to a store room. There is a tiled ground floor wet room shower. The kitchen is well fitted with solid timber fronts with a four oven oil fired Aga, double bowl sink and integrated dishwasher. A door provides access to a walk in pantry. There is a large tiled boot/utility room with sink and space and plumbing for a washing machine. This room provides the access into the back of the house and has a door directly into the sitting room.

There are fireplaces in both the drawing room and dining room, with a wood burner in the drawing room. In addition

there is an east facing study, ideal for homeworkers, and a sitting room.

The two largest bedrooms have dual aspects with fitted wardrobes and a limestone tiled en suite bathroom to the principal bedroom with a separate shower. The family bathroom, also limestone tiled, has a spa bath with a large mirror to one wall and a separate shower. There are three further double bedrooms.





The apartment

The apartment, extending to about 550 square feet, has an open plan ground floor living space, with kitchen units to one side, sink and plumbing for washing machine. An open tread staircase rises to the first floor bedroom, with built in cupboards and en suite shower room.

Gardens and grounds

There is a long driveway with wide verges from Spenal Lane, with alder and larch trees and the river Arrow running alongside. This leads to wooden five bar gates to an "in and out" drive to the parking area.

The garden is mostly lawned, with an open fronted garage, with brick outbuildings, one currently fitted as a kennel.

The garden contains fine mature trees including cedar, evergreens, cherry, rowan, alder and birch, and attractive wildlife pond.

The property has a grass field beside the drive and a further small paddock.

The fields have attractive hedges with mature trees, and post and rail fencing to the garden and some park railing by the entrance. The east boundary is currently unfenced.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

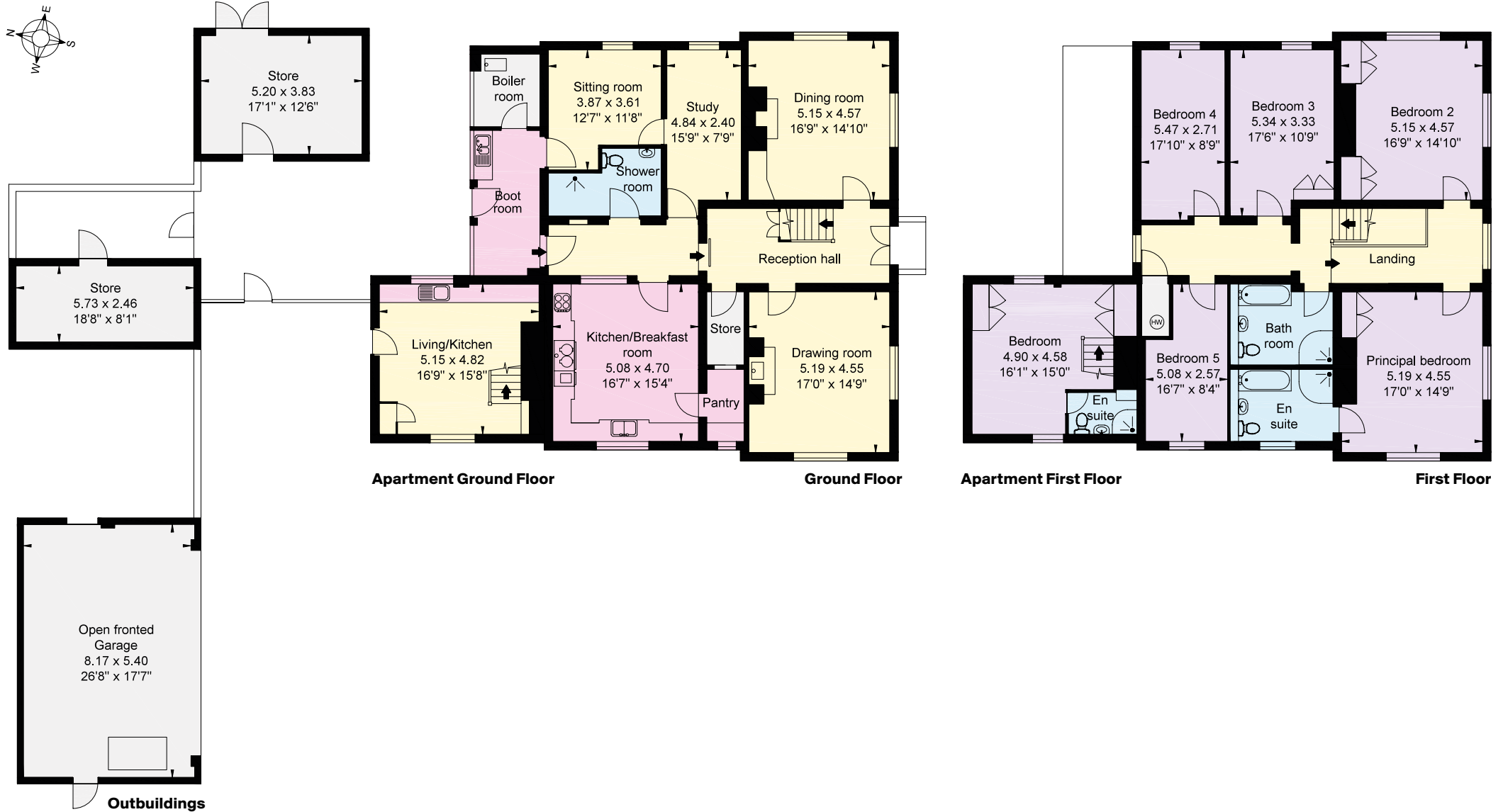
House: 304 sq m (3,274 sq ft)

Apartment: 51 sq m (550 sq ft)

Outbuildings: 79 sq m (852 sq ft)

Total: 434 sq m (4,676 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.

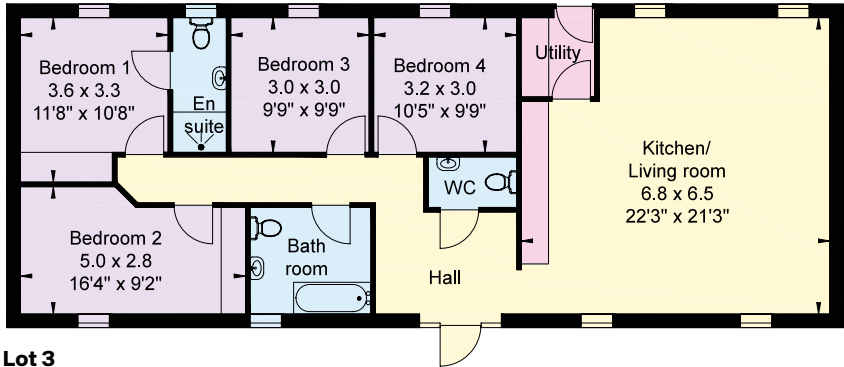
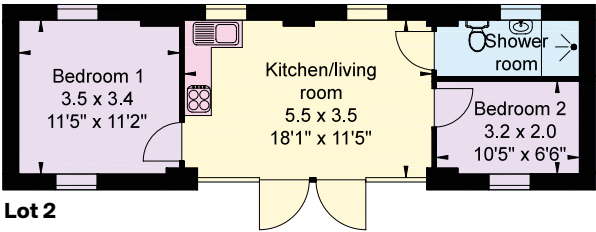


Lot 2

The detached brick barn is south facing with consent for conversion. Approached by a right of way down the farm drive and past the farm buildings, the barn is attractively positioned on its own with two traditional paddocks and grass field to the front. Prior approval was granted by Stratford on Avon District Council on 1 December 2020 ref 20/02904/COUG as a part Q permission with conditions. The conversion must be completed within 3 years from the date of the consent.



Proposed
Approximate Gross
Internal Floor Area
Lot 2: 42 sq m (452 sq ft)
Lot 3: 117 sq m (1,260 sq ft)





Lot 3

This is an exciting development opportunity with prior consent for conversion of one of the steel frame barns to create a 4 bedroom single storey house by Stratford on Avon District Council ref 20/02905/COUG as a part Q permission with conditions. Again the conversion must be completed within 3 years of the date of the consent. The house will have an open view over its land, and will be approached over the farm drive.

There is also a large agricultural farm building and lean to and further detached steel frame barn which may be suitable for garaging and workshop.

To the east of the buildings is a grass field.





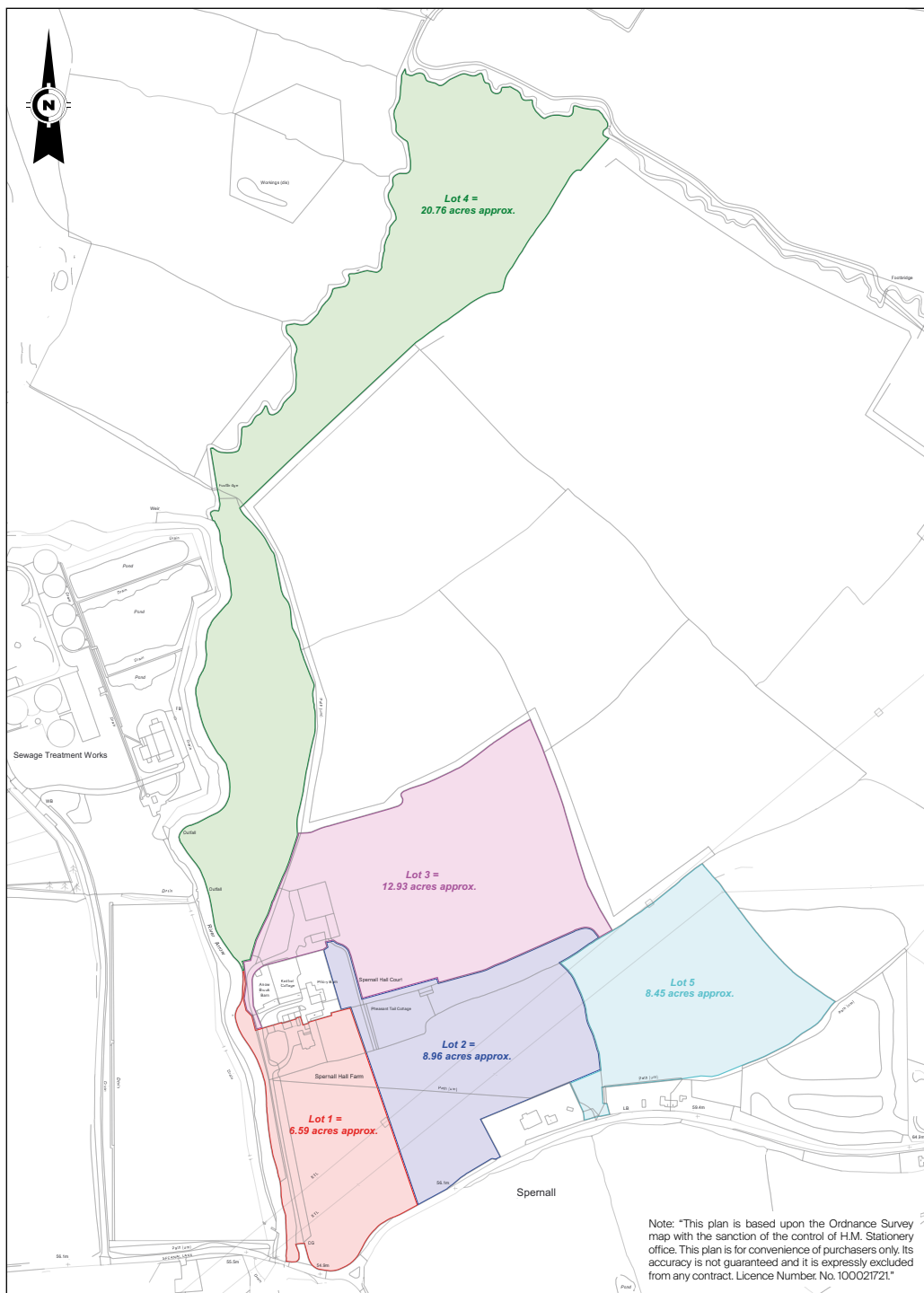
Lot 4

Attractive riverside meadows with a long frontage to the river Arrow, with riparian rights. The meadows provide lovely sheltered grazing in two fields and the access is by the farm drive.

Lot 5

A sloping grass field, with access from the public road. The access will also include a right of way to Lot 2 with gated access to adjoining Lot 3.





Services

Mains water and electricity are connected to the property. Private drainage and oil fired central heating. Purchasers of Lots 2, 3, 4 and 5 should make their own enquiries with regards to the provision of services.

Rights of Way

A public footpath passes up the drive to Spernal Hall Farmhouse and along the western boundary of Lot 3. The footpath also crosses for a short distance between the two fields forming Lot 4.

Directions (B80 7ET)

From M42, junction 3, take the A435 towards Redditch, proceed past Redditch and through Studley, and turn left into Spernal Lane just as you leave Studley. The drive to Spernal Hall Farm will be found on the left, just after going over the River Arrow bridge.

Terms

Tenure: Freehold

Local Authority: Stratford upon Avon District Council - Telephone 01789 267575

Council Tax: Spernal Hall Farm House Band: G

Viewing

By prior appointment only with the agents.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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