

# Cordison Hall, Yarningale Common, Warwickshire

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A beautiful listed **family house** with flexible accommodation with four to six bedrooms and a coach house annexe in grounds of about two acres.

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## Summary of accommodation

Enclosed porch | Entrance hall | Drawing/dining room | Sitting room | Kitchen | Games room/dining room | Cloakroom

Principal bedroom with dressing room & en suite bathroom | Three further bedrooms | Family bathroom | Shower room

Detached coach house, with cinema room | Gym | Garden room | Gallery landing/study | Sitting room/bedroom five | Games room/bedroom six

Large open fronted garage

Gardens & grounds with paddock area | Wooded dell and pond

**In all about 1.9 acres**

## Distances

Warwick & Warwick Parkway Station 6 miles (trains to London Marylebone from 80 mins & to Birmingham 36 mins), M40 (J15) 5 miles

Stratford-upon-Avon 8 miles, Birmingham 18 miles, Birmingham International Airport and Intercity railway station 15 miles

(All distances and times are approximate)



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## Location

Cordison Hall is situated on a no-through lane in the Yarningale Common area, a hamlet adjoining Claverdon in a most sought-after part of the county. The property is ideally situated for access to the motorway network, West Midlands centres of employment, surrounding towns and schools, including a primary school in Claverdon, Warwick Prep & Public Schools, King's High School for Girls, Solihull schools, The Croft Prep School near Stratford-upon-Avon and Stratford grammar schools. Stratford-upon-Avon, with its theatres, is the region's cultural centre and is just eight miles away. There are several golf courses locally, including the Ardencote Country Club at Claverdon and racing at Stratford-upon-Avon and Warwick. The Cotswolds lie a short distance to the south. There are excellent dining pubs within walking distance of the house.

## The property

Cordison Hall is a 17th century Grade II listed former farmhouse and converted barn which enjoys a quiet location on Yarningale Lane with well-stocked gardens and woodland to the rear. The house is a timber framed property with a wealth of original features sympathetically complemented by the recent additions, including the kitchen and bathrooms and carefully renovated by the present owners. A separate Coach house provides additional accommodation and leisure facilities and a large garage with storage space behind. Ideal for working from home or and for multi generational living, the property has an abundance of exposed beams, ceiling timbers, and leaded windows, which create a charming cottage atmosphere.

An enclosed porch opens to the hall with a terracotta tiled floor with a ground-floor cloakroom. The drawing/dining room has an open fire with a tiled hearth, cast iron canopy above, and a fine cherry and oak parquet floor. There are windows to three elevations and a staircase to the first floor. The bespoke handmade kitchen by Jeremy Penman was installed in 2022 with integrated appliances and granite worktops. The sitting room is a later addition with French doors leading out to the rear terrace, an inglenook fireplace with a multi-fuel stove, inglenook windows, a tiled hearth, a wooden mantel and oak flooring. There is also a games room/dining room with French doors and windows to two elevations.







On the first floor, there is a spacious galleried study/landing. The principal bedroom has a vaulted ceiling, chimney breast, and cast iron fireplace. The adjoining dressing room has a range of fitted bedroom furniture and windows overlooking the garden, and the en suite bathroom has a bath and separate shower. There are two further bedrooms and a refitted family bathroom with a luxury free-standing bath, shower, wash basin and WC. The fourth bedroom and separate refitted shower room are approached via a second staircase.







## Coach House

The Coach House has been skilfully converted to provide additional amenities and space to the property and is ideal for entertaining, additional bedroom accommodation and a home office. Currently, the Coach House provides a cinema room with driftway doors, a gym and a garden room with doors opening on to the secluded gravel patio seating area bordered by shrubs and flowers. The handmade oak staircase rises to an open landing with a gallery landing/study, steam/shower room, sitting room/bedroom five, and games room/bedroom six.



## Outside

Attached to the Coach House is a recently constructed large open-fronted garage, built in the traditional style, with a store behind.

The garden is mainly laid to lawn with a gravelled parking area to the front and with an orchard of fruit trees, including cherry and plum. Mature trees, including a cedar tree. There is a greenhouse, vegetable garden, compost bays and a chicken run. A hedge and rose arbour to the rear mark the beginning of the paddock/lower wildflower garden to a wooded dell with woodland flowers with an attractive pond and wildlife habitat.

## Services

Mains water and electricity are connected to the property. Oil fired boilers for central heating for the house and Coach house. Private drainage. Telephone and broadband which is due to be upgraded with fibre to the premises.

## Directions (CV35 8HW)

From the M40 (J15) take the A46 south towards Stratford-upon-Avon and immediately turn right, across the dual carriageway, signposted to Henley-in-Arden (onto the B4403). At the T junction turn left, onto the A4189 to Claverdon. Pass Claverdon Station and continue up the hill and into the village. At the crossroads turn right, signposted Shrewley, and continue along for approximately one mile before turning left into Yarningale Lane. Follow the lane along until approaching a clearing, where Yarningale Lane leads off to the right. Follow this road along and Cordison Hall will be found a short distance along on the right-hand side.

**What3Words:** ///bibs.values.seeing

## Viewings

Viewing by appointment only with the agent.

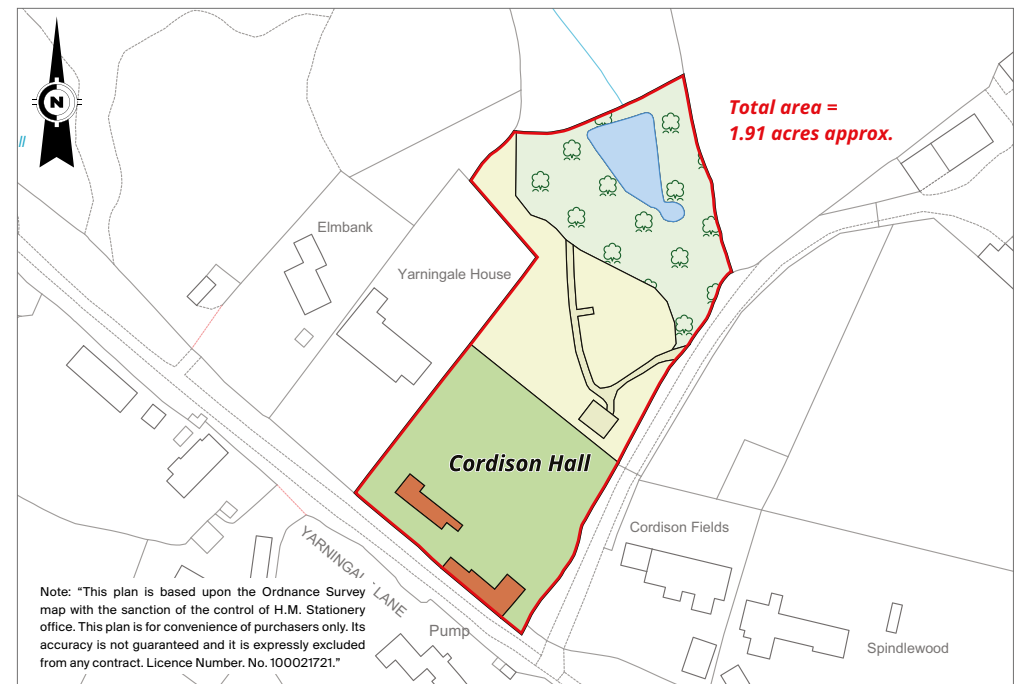
## Property information

**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council. Telephone: 01789 267575.

**Council Tax:** Band G

**EPC Rating:** E



**Approximate Gross Internal Floor Area**

**House: 252 sq m (2,713 sq ft)**

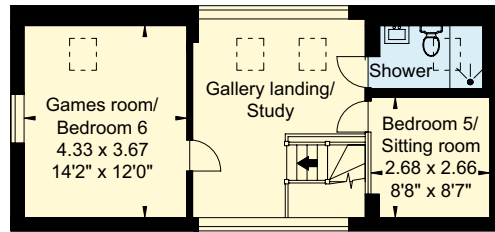
**Coach House: 130 sq m (1,400 sq ft)**

**Total: 382 sq m (4,113 sq ft)**

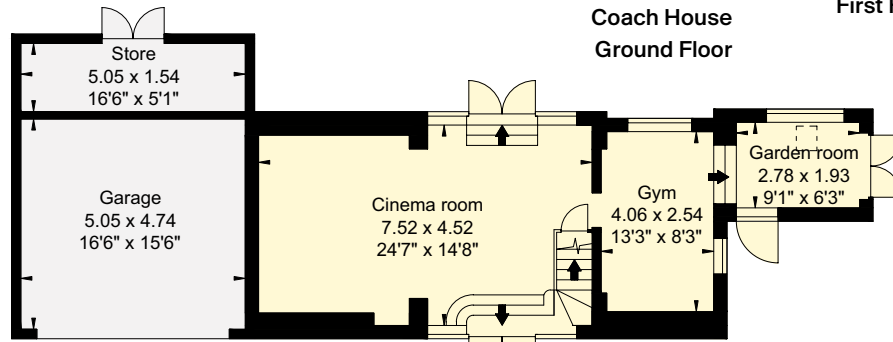
**inc. restricted head height**

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.

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

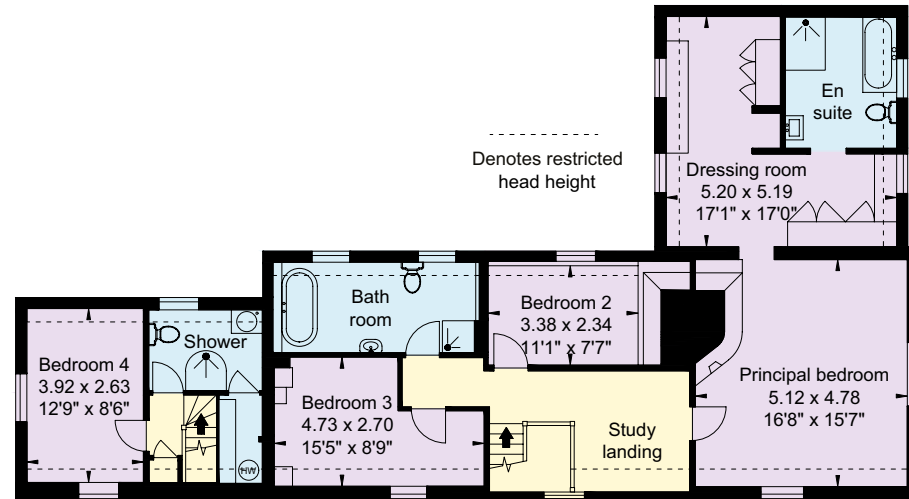


**Coach House Ground Floor**



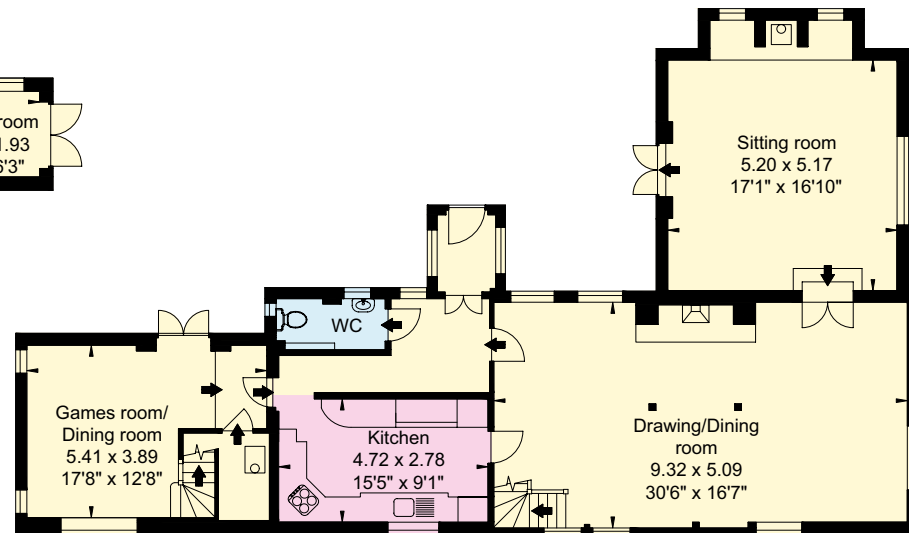
**Coach House Ground Floor**

Not shown in actual location / orientation



**First Floor**

Denotes restricted head height



**Ground Floor**



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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Particulars dated October 2023. Photographs and videos dated September 2023.

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Date: 10 September 2024  
Our reference: STR012387455

## Cordison Hall, Yarningale Lane, Yarningale Common, Warwick, CV35 8HW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,450,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



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V4.2 Feb 24