



Beaumont Hill Farm
Broad Lane, Tanworth-in-Arden, Warwickshire





A wonderful opportunity to purchase a substantial Grade II listed family home with a great range of outbuildings and land totalling 32.74 acres.

Distances

Henley-in-Arden 4 miles, Hockley Heath 4 miles, Solihull 8 miles, Birmingham City centre 12.5 miles, M42 (J3) 2 miles, M40 (J16) 5 miles, Birmingham International Airport and Railway Station 15 miles (InterCity trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles, Warwick 12 miles, Warwick Parkway Station (InterCity trains to London Marylebone from 69 minutes) (All distances and times are approximate)

Situation

Beaumont Hill Farm is in an idyllic location, private yet not isolated, and situated a short distance from the village and Ladbrook Park Golf Club to the rear. Tanworth-in-Arden is a charming village with an active community.



Tenure

Freehold

Local Authority

Stratford on Avon District Council
01789 267575

Council Tax

Band H



Facilities include a 13th century parish church, village green, post office, Bell Inn & Restaurant; highly regarded junior school with nursery, village hall with garden club, WI with regular events and tennis club with three all-weather courts. The Birches Medical Centre is also nearby.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools in Stratford-upon-Avon and Alcester, Warwick Prep and public schools and King's School for Girls in Warwick. Solihull Public School and Bromsgrove School are also accessible.

The attractive market town of Henley-in-Arden is also close by offering a range of shops and recreational facilities, doctors' and veterinary surgeries, restaurants and public houses. Solihull with the Touchwood Shopping Centre, Stratford-upon-Avon with its Shakespearian heritage and theatres, Redditch and Leamington Spa are also readily accessible.

There is excellent access to the motorway network via the M42, M6, M40 and M5. In Birmingham is the Symphony Hall, National Indoor Arena and Hippodrome. Birmingham International Airport and railway station and the National Exhibition Centre are also close by. Ladbrook Park Golf Club is close by and racing is at Warwick and Stratford-upon-Avon.

The property

Beaumont Hill Farm is a superb Grade II listed family home with a wealth of character within, from exposed timber beams to original fireplaces. One enters the property via the reception hall with stairs rising to the first floor and doors radiating to the principal reception rooms. The principal reception rooms include a drawing room with excellent inglenook fireplace, a sitting room and a delightful home office/study with bay window to the front elevation.

The ground floor is complimented further via the kitchen breakfast room with pantry that then leads through to the stunning dining/family/garden room with bifold doors opening out to the rear gardens whilst also offering excellent views of the grounds beyond. A boot room, second kitchen/utility and cloakroom complete the ground floor accommodation.







The first floor benefits from having five double bedrooms, three en suite bathrooms and a laundry room.

The second floor houses the principal suite with nursery room/bedroom seven, a well-appointed dressing room and enviable en suite bathroom.

It is clear to see Beaumont Hill Farm offers an excellent range of well-appointed accommodation throughout, perfect for a family.



Approximate Gross Internal Floor Area

House: 567 sq m (6,104 sq ft)

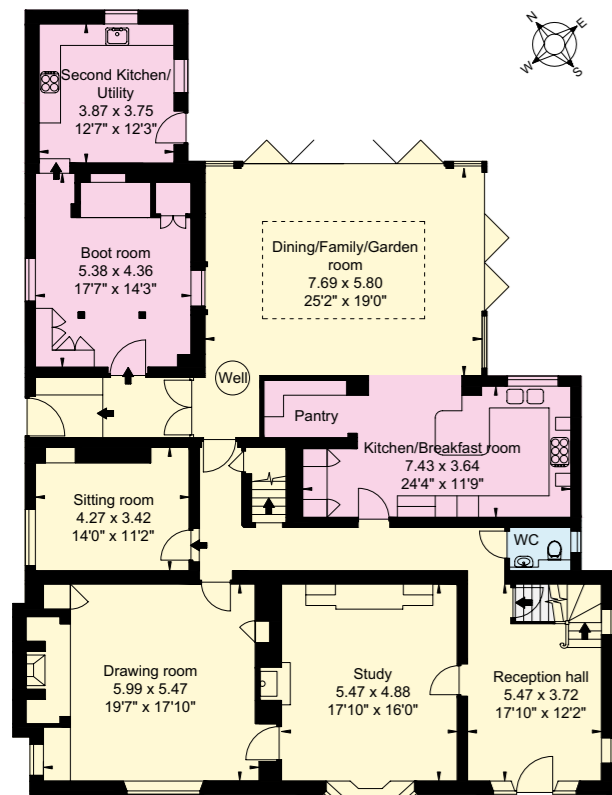
First Floor Flat: 36 sq m (388 sq ft)

Outbuildings: 1,097 sq m (11,810 sq ft)

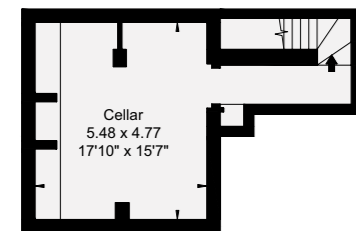
Total: 1,700 sq m (18,302 sq ft)

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.

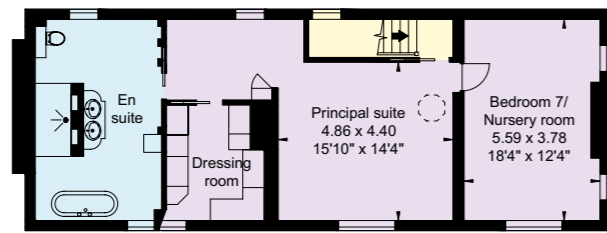
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



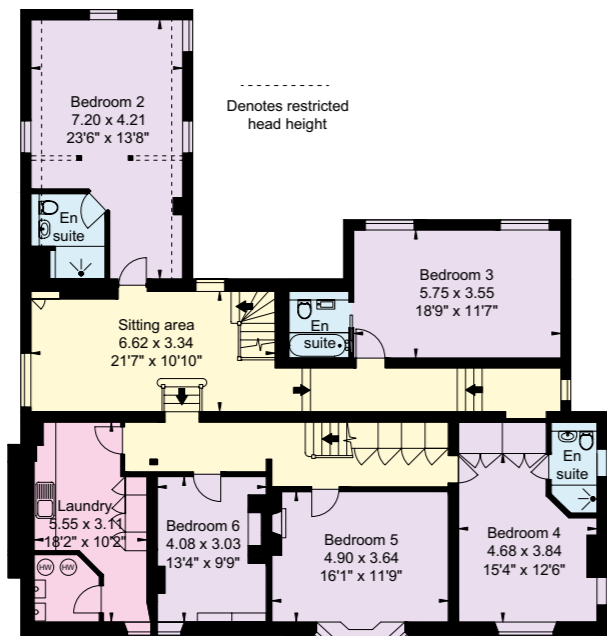
Ground Floor



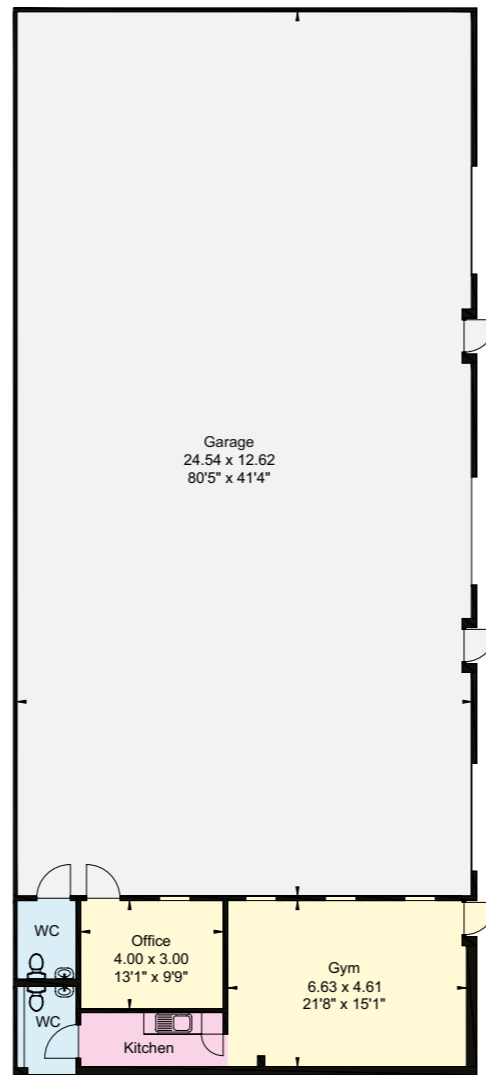
Cellar



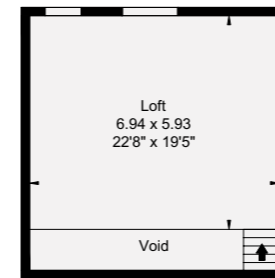
Second Floor



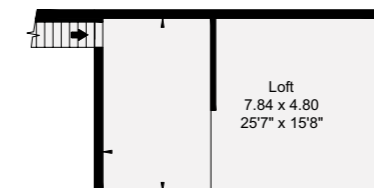
First Floor



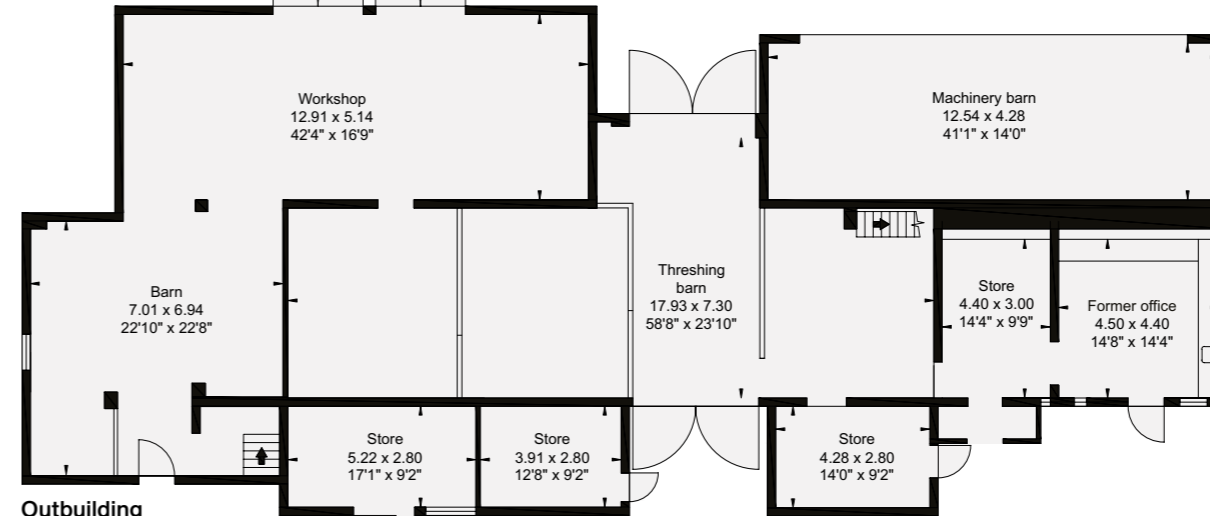
Outbuilding



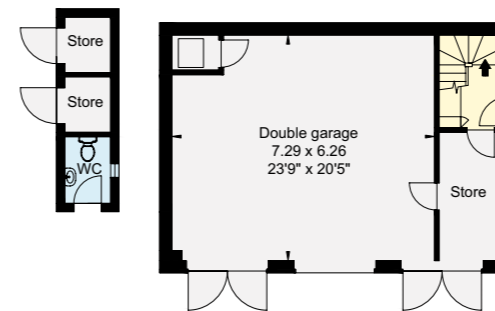
Outbuilding First Floor



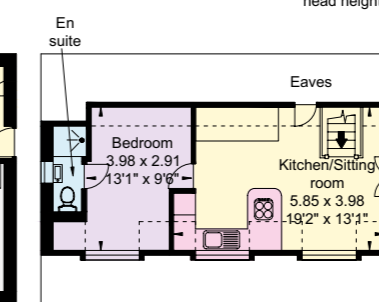
Outbuilding First Floor



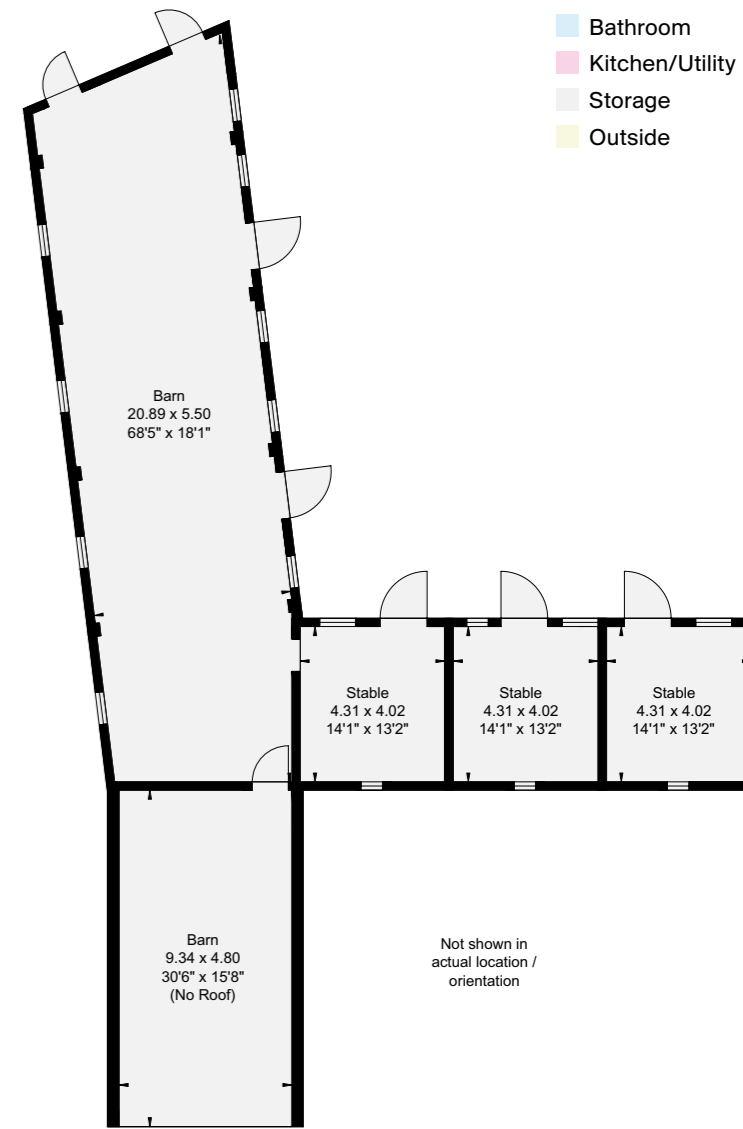
Outbuilding



Outbuilding



First Floor Flat



Outbuilding

Not shown in actual location / orientation



Gardens and grounds

Outside, Beaumont Hill Farm truly enters 'a league of its own' having a lovely, gated driveway which leads down to the main house and a drive allowing parking for plenty of cars with a turning circle area and giving access to the garaging.

To the rear of Beaumont Hill Farm are the delightful formal gardens which offer wonderful views over paddock land and the large lake which is surrounded by mature trees. Totalling 32.74 acres, it is clear the property lends itself well to the equestrian purchaser.

Beaumont Hill Farm has an excellent range of outbuildings offering plenty of scope and potential (subject to planning). The traditional outbuildings comprise a Threshing Barn and several stables. Further to the traditional outbuildings there is a modern steel frame warehouse with internal office and kitchenette. Various outbuildings/barns have been subject to multiple planning applications associated with redevelopment to residential dwellings. Whilst planning permission was granted and subsequently extended, this planning application has now lapsed.



All information relating to the various planning applications at Beaumont Hill Farm can be found on the below link:

<https://apps.stratford.gov.uk/eplanning/PropDetail.aspx?ref=006KPNPMDT000>

Please also note that the Modern Warehouse can only be used solely for agricultural purposes and farm office. There shall be no other use of storage other than with express consent of the Local Planning Authority. This is referenced within Planning Application 18/02035/FUL.

Services

All mains services are connected to the property.

What3Words

///humans.notes.mass

Viewing

By prior appointment only with the agents.

Footpath

Please note there is a public footpath as identified on the boundary plan.



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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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