



## CHURCH BANK FARMHOUSE

Binton, Warwickshire





# A LOVELY LISTED STONE- BUILT FARMHOUSE, ANNEXE, PERIOD BARN AND OUTBUILDINGS

With far-reaching south-facing countryside views with huge scope to improve to create a fine family home.  
Offering extensive accommodation with period features, in an elevated position with a large garden  
and surrounded by protected land held by the Heart of England Forest.

## **Summary of accommodation**

Five bedrooms | Three bathrooms | Four reception rooms | Garden | Garage | Outbuildings | Pond

**Annexe:** Bedroom | Bathroom | Reception room

**About 1.2 acres**

**Distances:** Stratford-upon-Avon 4 miles, Warwick 13 miles

Warwick Parkway Station 13 miles (trains to London Marylebone from 80 mins)

M40 (J15) 10 miles, Birmingham 25 miles

(All distances and times are approximate)





## LOCATION

Binton is an attractive village with stone and brick-built properties. The village has a parish church and village hall, and both Welford-on-Avon and Bidford-on-Avon nearby have a range of shops, schools and other facilities. Stratford-upon-Avon, with its Shakespearean heritage, is about 5 miles away.

There is an excellent range of state, grammar and private schools in the area to suit most requirements. There is a primary school at Temple Grafton and Welford-on-Avon nearby, Stratford and Alcester grammar schools and The Croft Prep School in Stratford-upon-Avon, Warwick Prep School and Public School in Warwick, with school buses to Warwick, Alcester and Stratford from the village. The M40 is readily accessible, and Birmingham, Coventry and Warwick are all within easy commuting distance. The Cotswolds lie a short distance to the south.

There are a number of golf courses in the area. Racecourses at Stratford-upon-Avon, Warwick and Cheltenham and leisure facilities at Stratford-upon-Avon.

## THE PROPERTY

The Grade II listed Church Bank Farmhouse and its associated barn, annexe, and garden offer a rare opportunity to create a handsome detached dwelling with an annexe and with a stone, brick and timber-frame barn with scope for ancillary use associated with the farmhouse as additional accommodation, party room/games room or home office.

With mellow lias elevations clad with wisteria, the farmhouse, which, with attached outbuildings, extends at about 5,146 square feet (478 sq m) of accommodation, has been empty since January 2025 and last occupied in two halves by the extended farming family, the farmhouse is well-preserved, and although requiring significant updating, is a project waiting for a new buyer to enjoy.







The principal bedrooms and reception rooms face south, overlooking the mature garden and the view of the Cotswolds, some of which have window seats. Off the hall is a family room, with wood burner to the fireplace, dual aspect sitting room with a fine brick and stone fireplace and ceiling timbers, dining room with window seat and shutters and fireplace with stone surround, drawing room with a brick fireplace, but with an inglenook behind waiting to be revealed. The kitchen and utility room/ second kitchen farm office are accessed externally, and extensive back offices include a boot room, scullery, and stores, again with a concealed fireplace with range, copper, and bread oven.

The first floor accommodation accessed by two staircases is currently temporarily divided but can easily be reconnected, with five bedrooms and three bathrooms and a large landing to the west end with restricted ceiling height. The principal bedroom gets the best of the views.











Approximate Gross Internal Area  
House: 478 sq m (5,146 sq ft) inc. attached outbuildings  
Annexe/Attached Garage: 56 sq m (603 sq ft)  
Outbuildings: 415 sq m (4,468 sq ft) exc. Void  
Total: 949 sq m (10,217 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





## OUTBUILDINGS

Across the back yard is a detached one-bedroom annexe, also requiring renovation, and an attached garage.

Across the drive, backing on the traditional duck pond is a detached open-fronted former cart barn that can provide additional garaging with stables/stores at either end.

To the east side of the house is a fine, large double-height barn, requiring renovation, with central driftway, over 60 feet long and 20 feet wide, with steps down to stores at the south end with a loft over and with a barn and stores with loft above to the south end, and with lean-to additions all offering tremendous potential. (More modern building to the east of the barn has been retained by the vendor as a tree nursery, with a separate access).















## GARDENS AND GROUNDS

The property has two accesses to a parking area behind the house. The first part of both accesses are shared with neighbouring properties. There are stunning views over the surrounding Warwickshire countryside.

The garden is lawned, with fine trees and shrubs including a cedar, laburnum, cascading pear, evergreens, yew and apple and with a stone garden wall to the east side and against the lane. There is a rockery, greenhouse and former privy/ store.









# PROPERTY INFORMATION

**Services:** Mains water, drainage and electricity are connected to the property: oil-fired boiler and a former biomass boiler.

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council: 01789 267575

**Council Tax:** Band G

**EPC:** E

**Directions (CV37 9TJ)**

What3words [///office.tinny.towers](#)

**Viewing:** By prior appointment only with the agents.









I would be delighted  
to tell you more.

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Date: 01 October 2025  
Our reference: STR012556205

## Church Bank Farmhouse, Church Bank, Binton, Stratford-upon-Avon, CV37 9TJ

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

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

Yours faithfully



**KNIGHT FRANK LLP**

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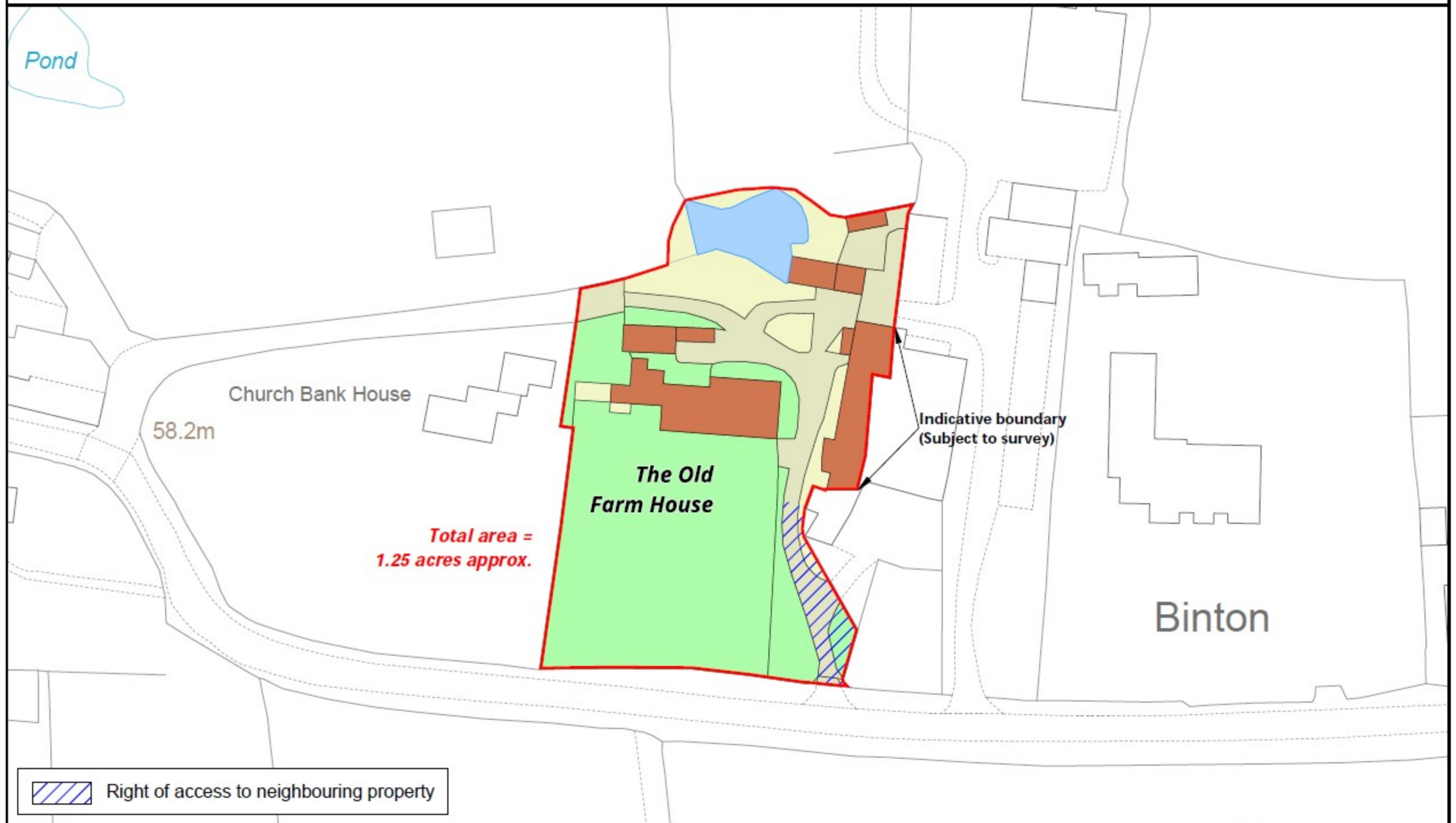
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V4.3 Sep 24



# The Old Farm House



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Date: 09:06:25 Drawn By: CW Scale: 1:1000 @ A4 Plan Ref: 20296

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