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**Moat House Farmhouse, Outbuildings and Land,  
Ullenhall, Nr. Henley-in-Arden, Warwickshire, B95 5RS**

**£1,999,950**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

***A rare opportunity to acquire a Compact Farmstead in this part of Warwickshire.***

***Being over 3,000 sq. ft., this substantial dwelling house, with self-contained annexe (in need of complete refitment) therein, offers versatile living accommodation and has great scope for any new owner to put their own stamp on. The property also benefits from a range of traditional brick and tile outbuildings, which are large and have been used as stabling for many years, but have good potential to be unlocked (STPP). The land, which is well established, level pasture, is approximately 8.80 acres or thereabouts. In all, the plot totals some 10.80 acres.***

***Located on the outskirts of the village of Ullenhall, this property is conveniently placed for access to the picturesque former market town of Henley-in-Arden and all of its excellent amenities including; both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, a dentist and doctor's surgery, and railway station, which offers regular trains to Birmingham City Centre and Stratford-upon-Avon. The property itself is well situated for major road networks, with the A435, M40 (J16) motorway and M42 (J3A) motorway located just 3, 5 miles and 7 miles away respectively.***

The property is set back from the road and approached via wrought iron gates, which open onto a stoned driveway that leads to the front of the dwelling house. A paved pathway leads to a sheltered porch area with front door, which opens into:

#### **Entrance Hall**

12'9" x 12'5" (3.90m x 3.80m)

With staircase rising to the first floor, door to understairs storage cupboard, a radiator, and tiled flooring. Door to:

#### **Downstairs WC**

Low level WC, wash hand basin, extractor fan, and ceramic tiled flooring.

#### **Lounge**

24'7" x 19'8" (7.50m x 6.00m)

UPVC double glazed window to the front, closed-off doorway (previously lead to former self-contained annexe) feature fireplace with flagstone hearth, timber mantle and inset wood burner, and a radiator. Sliding doors into:

#### **Conservatory**

11'5" x 10'5" (3.50m x 3.20m)

Polycarbonate roof, UPVC double glazed windows to three sides, and a pair of UPVC double glazed doors leading to the garden.

#### **Dining Room**

15'8" x 11'5" (4.80m x 3.50m)

UPVC double glazed bay window to the front, UPVC double glazed window to the side, UPVC double glazed door leading to the garden, and a radiator.

#### **Breakfast Kitchen**

17'0" x 12'5" (5.20m x 3.80m)

UPVC double glazed windows to the side and rear, door leading to the utility room, fitted kitchen with a range of wall, drawer and base units with oak

frontages and roll edged laminate work surface over, inset stainless steel sink with mixer tap over, inset 4-ring ceramic hob, former chimney breast with inset "Indesit" oven and grill, oil-fired "AGA" with two round hotplates above, space for a fridge-freezer, integrated "Hoover" dishwasher, tiling to splashbacks, and tiled flooring. Door to:

#### **Pantry Cupboard**

Vented; housing the wall mounted modern consumer unit.

#### **Utility Room**

9'6" x 7'6" (2.90m x 2.30m)

UPVC double glazed windows to the side and rear, door leading to the rear yard, space and plumbing for a washing machine, and shelving.

#### **First Floor Landing**

Split-level; with hatch giving access to the roof space, and door to:

#### **Bedroom One**

20'11" x 19'8" (min) (6.40m x 6.00m (min))

UPVC double glazed windows to the front and rear, a pair of UPVC double glazed doors leading to the flat roof and affording lovely views over the adjoining farmland and countryside, door to dressing room, built-in wardrobes with storage cupboards above, and a radiator. Door to:

#### **En-Suite Bathroom**

9'10" x 7'6" (3.00m x 2.30m)

UPVC double glazed window to the rear, 4-piece suite comprising; bath with mixer tap over, corner shower cubicle with jets and individual controls, low level WC, pedestal wash hand basin with mixer tap over, tiling to splashbacks, shaving point, and tiled flooring.

#### **Dressing Room**

8'10" x 7'10" (2.70m x 2.40m)

With hatch giving access to the roof space, UPVC double glazed window to the front, and built-in wardrobes with shelving to central unit.

#### **Airing Cupboard**

Housing the lagged copper hot water cylinder with immersion heating and shelving.

#### **Bedroom Two**

13'9" x 12'1" (4.20m x 3.70m)

UPVC double glazed windows to the side and rear, built-in wardrobes with hanging rail and storage cupboards above, and a radiator.

#### **Bedroom Three**

12'5" x 11'5" (3.80m x 3.50m)

UPVC double glazed bow window to the front, built-in wardrobe with hanging rail and storage cupboard above, and a radiator.

#### **Bedroom Four**

11'1" x 9'10" (3.40m x 3.00m)

UPVC double glazed window to the front, built-in wardrobe with hanging rail and storage cupboard above, and a radiator.

#### **Family Bathroom**

6'2" x 6'2" (1.90m x 1.90m)

UPVC double glazed window to the side, panelled bath with "Triton" electric shower unit and glazed screen, pedestal wash hand basin with mixer tap over, tiling to splashbacks, chrome heated towel rail, and tiled flooring.

#### **Separate WC**

With UPVC double glazed window to the side, and low level WC.

#### **Adjoining Former Self-Contained Annexe**

From the driveway, the door opens into:

#### **Lounge/Bedroom Area**

17'4" x 16'0" (5.30m x 4.90m)

UPVC double glazed windows front and side, door leading to two utility areas, and a radiator. Door to:

#### **Airing Cupboard**

Housing the lagged copper hot water cylinder with immersion heating and header tank above.

#### **Utility Area**

8'10" x 7'10" (2.70m x 2.40m)

UPVC double glazed window to the front, a range of wall units, and tiled flooring. Door to:

#### **Kitchen Area**

11'9" x 10'9" (3.60m x 3.30m)

UPVC double glazed window to the rear, door leading to the garden, wall and base units with work surface over, inset stainless steel sink unit with hot-and-cold taps over, and tiled flooring.

#### **Secondary Utility Area**

11'5" x 5'2" (3.50m x 1.60m)

UPVC double glazed windows to the side and rear, door leading to the rear yard, wall and base units with roll edged laminate work surface over, inset stainless steel sink with mixer tap over, space for an electric cooker, and tiled flooring. Door to:

#### **Bathroom**

8'2" x 6'6" (2.50m x 2.00m)

UPVC double glazed windows to the rear, 3-piece suite comprising; small bath with shower over, low level WC, pedestal wash hand basin with mixer tap over, extractor fan, tiling to splashbacks, old electric panel heater, and tiled flooring.

#### **Outside**

#### **Garden**

To the East, South and West of the property, there are

paved patio and lawned areas. To the Eastern corner, there is a small pond.

### Old Farmyard

Comprising a range of brick and tile outbuildings of both single and double storeys.

### Principal Barn

Split into two sections and comprising:

#### Tractor Shed

28'6" x 20'11" (8.70m x 6.40m)

With exposed timbers, and wide doorway through to pathway that leads to the stables.

#### Barn Area

43'11" x 20'4" (13.40m x 6.20m)

With exposed purlins, main roof trusses, mezzanine area to one third (supported by large RSJs), and traditional flagstone floor. Stairs leading up to:

#### Former Grain Store

28'6" x 20'11" (8.70m x 6.40m)

Situated above tractor shed; with exposed purlins, wallplates and rafters, and two H-shaped roof trusses.

\*NB - You enter this area entirely at your own risk.

### Stables

#### • Stable One

16'4" x 14'5" (5.00m x 4.40m)

With queen post roof trusses, and concrete floor.

#### • Stable Two

16'8" x 16'4" (5.10m x 5.00m)

With queen post roof trusses, and concrete floor.

#### • Stable Three

16'8" x 9'10" (5.10m x 3.00m)

With queen post roof trusses, and concrete floor.

#### Former Cow Barn

32'1" x 16'8" (9.80m x 5.10m)

Currently divided into three bays; with concrete door and door to:

#### Foaling Size Box

17'0" x 16'8" (5.20m x 5.10m)

With queen post roof trusses, closed-off doorway to Eastern wall, and concrete floor.

#### L-Shaped Range of Stables

Single storey; of brick and tile construction, and adjoining the principal barn.

#### • Stable Four

16'4" x 13'5" (5.00m x 4.10m)

With king post roof trusses, doorway into principal barn, built-in feeders, and solid floor.

#### • Stable Five

15'5" x 13'5" (4.70m x 4.10m)

With king post roof trusses, built-in feeders, and solid floor.

#### • Stable Six

15'5" x 13'5" (4.70m x 4.10m)

With exposed purlins, king post roof trusses, feeding manger, and solid floor.

#### • Stable Seven

13'5" x 8'2" (4.10m x 2.50m)

With exposed purlins, feeding manger, and solid floor.

#### • Stable Eight

14'9" x 14'1" (4.50m x 4.30m)

With exposed purlins, and solid floor.

#### Former Feed Room

17'0" x 14'9" (5.20m x 4.50m)

With queen post roof trusses, closed-off wide doorway (formerly for vehicular access and now replaced with UPVC double glazed panels), door leading to the farmyard, and concrete floor.

#### • Stable Nine

24'3" x 14'9" (7.40m x 4.50m)

With king post roof trusses, and solid floor.

#### • Stable Ten

15'8" x 14'9" (4.80m x 4.50m)

With king post roof trusses, and solid floor.

#### • Stable Eleven

14'9" x 9'10" (4.50m x 3.00m)

With solid floor.

#### • Stable Twelve

16'8" x 14'9" (5.10m x 4.50m)

With queen post roof trusses, window to gable, and concrete floor.

#### Further Run of Timber Stables

Adjoining the roadside stables.

#### • Stable Thirteen

11'5" x 11'5" (3.50m x 3.50m)

With pitched corrugated roof, plywood lined walls to part height, window to front, and concrete floor.

#### • Stable Fourteen

11'5" x 11'5" (3.50m x 3.50m)

With pitched corrugated roof, plywood lined walls to part height, window to front, and solid floor.

#### • Stable Fifteen

11'9" x 11'5" (3.60m x 3.50m)

With pitched corrugated roof, plywood lined walls to part height, window to front, and solid floor.

#### Steel Portal Framed Dutch Barn

40'0" x 38'4" (17'0" to underside ridge) (12.20m x 11.70m (5.20m to underside ridge))

Adjoining the L-shaped run of stables; with concrete floor and formally fitted with three "Monarch" loose boxes, which are all divided by high block walls and with concrete floor.

#### • Loose Box One

17'0" x 12'1" (5.20m x 3.70m)

#### • Loose Box Two

12'9" x 12'1" (3.90m x 3.70m)

#### • Loose Box Three

12'1" x 12'1" (3.70m x 3.70m)

#### Further Dutch Barn Buildings

Accessed from the third gateway via Moat Farm Lane.

#### Three Bay Old-Style Dutch Barn

44'3" x 23'7" (13.50m x 7.20m)

With curved corrugated roof, and solid floor.

#### Cattle Yard

73'9" x 58'4" (18'0" to underside ridge) (22.50m x 17.80m (5.50m to underside ridge))

Open fronted to the West side; with block walls to part height, corrugated down cladding to the North side, four fully sheeted access doors to the East side, part Yorkshire boarding and corrugated down cladding to the South and West sides, and gently sloping concrete floor.

#### Other Building

29'6" x 27'10" (9.00m x 8.50m)

Split into two bays; with twin pitched corrugated tin roof, RSJ stanchions on raised concrete posts, and zoned floor. The hardcore area extends up to the diamond brace timber field gate into the fields lying to the North.

#### Additional Information

Broadband:

Superfast Broadband Speed is available in the area,

with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps. For more information, please visit the link (<https://checker.ofcom.org.uk/>).

Council Tax:

Stratford-on-Avon District Council - Band G

Directions:

What3words - shadowing.losses.compiled

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

\*NB - It should be noted that the horse walker currently on-site is not included in the sale, and will be dismantled and removed, unless the purchaser enters into separate negotiations, prior to completion of the sale.

Plans:

Plans shown are for identification purposes only.

Services:

Mains drainage, electricity and water are connected to the property, but none of these services have been tested. Heating is via an oil-fired boiler and the oil tank, with a capacity of 600 gallons, is set upon raised based and adjoins said boiler. To the Southern elevation of the property, on the pitched roof, there are sixteen solar panels, but we have been advised that readings have not been given to the power company for the last year or two.

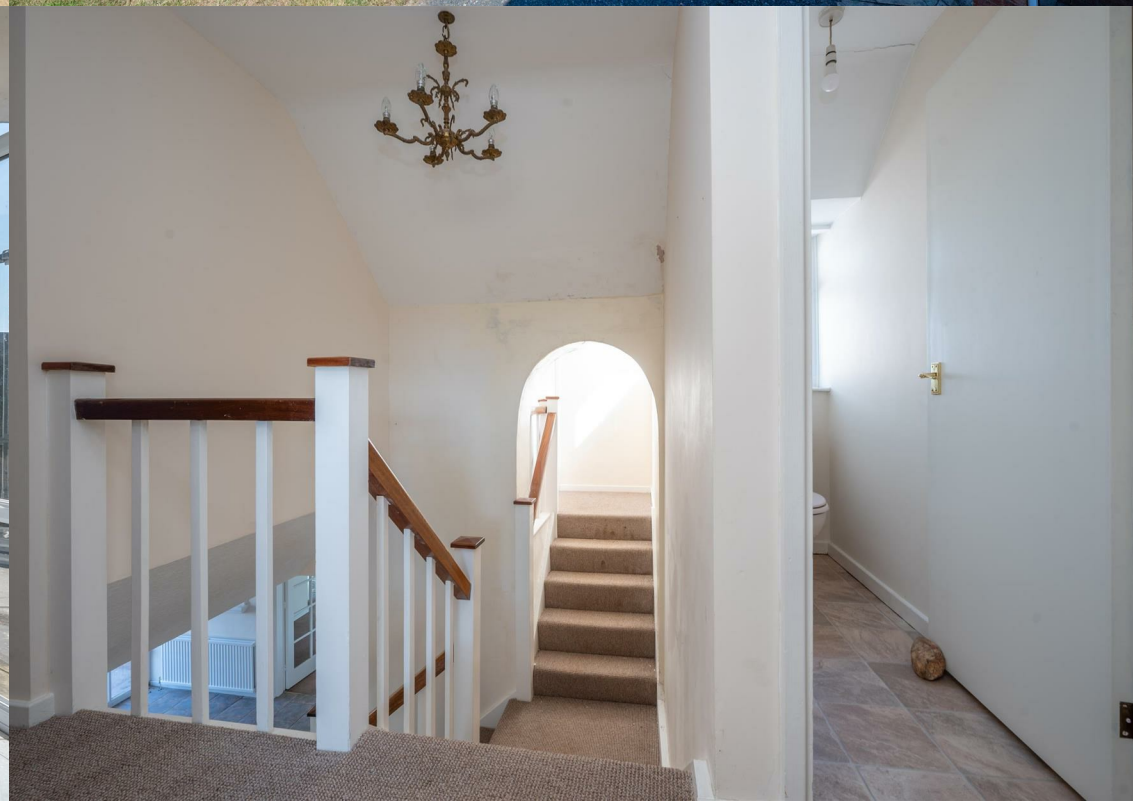
Tenure:

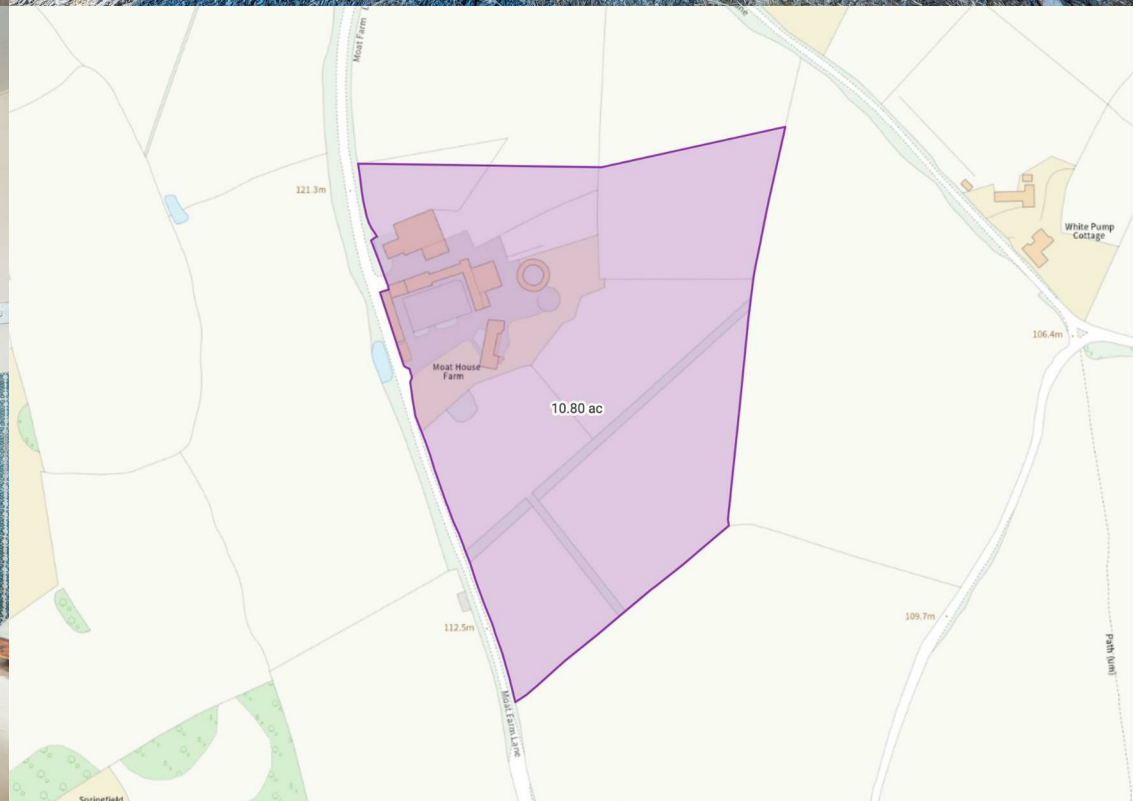
The property is Freehold. Vacant possession will be given upon completion of the sale.

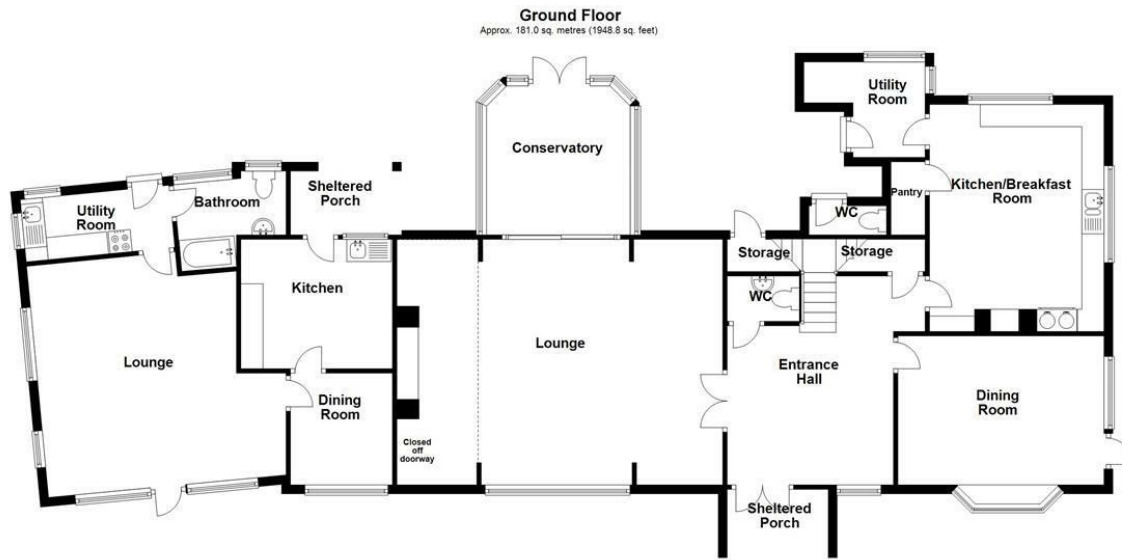
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Total area: approx. 286.8 sq. metres (3087.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

