







Set amid delightful gardens on the edge of this sought-after village, Long Thatch—formerly known as Starvehall Cottages—dates back to around 1550. This charming Grade II-listed home showcases three beautiful oak and elm frames, complemented by sensitive modern additions to the rear.

Lovingly cared for by the current owners for over 35 years, Long Thatch has been carefully preserved to celebrate its remarkable 475-year history, while offering all the comforts of modern living.

#### Location

Norton Lindsey is a desirable village that boasts an infant and primary school, a public house called The New Inn, and a community store. A village hall, a cricket club, and a church. There is convenient access to the M40 motorway and the centres of Warwick, Leamington Spa, Coventry, Henley-in-Arden, Solihull, Stratford-upon-Avon, and Birmingham. Furthermore, Warwick Parkway Station provides access to London and Birmingham via the Chiltern Line,

while the N.E.C. and Birmingham International Airport are also within easy driving distance.

#### Approach

Through Solid oak entrance door into:

#### Reception Hall

Features include wood block parquet flooring, period-style radiator, leaded light window to the front aspect with secondary glazing, wall light point, Nest thermostat control, exposed ceiling and wall beams, illuminated inglenook fireplace with a raised stone hearth and beam above. A natural wood door reveals the stairs to the First Floor. A latched door leads to the Lounge, with openings to the Dining Room and a passageway with a built-in oak door store cupboard that leads through to the Kitchen.

#### Dining Room

This features two period-style radiators and a wide inglenook fireplace with a raised stone display hearth topped by a beam. There

is a secondary-glazed leaded light window at the front of the house, along with another leaded light window on the side that overlooks the garden. Additionally, wall lights and an internal leaded light window provide a view into the Orangery.

#### Lounge

Impressive projecting chimney breast with a recessed Morso high-efficiency wood burner. Wall lights, ceiling beams, and a sturdy main beam, imported from Normandy. Two period-style radiators, oak skirting, a leaded light sealed unit double-glazed window overlooking the side and driveway, and a wide opening leads through to the:

#### Bespoke Orangery

In 2006 the vendors went to Border Oak (based in) Herefordshire to build the Orangery. It was explicitly designed to be cool in summer and yet heated easily in the winter months. There are exposed ceiling and wall beams, flagstone floor, wall lights and a central pitched sealed unit double-glazed roof lantern. Double-glazed windows on three sides provide viewing over the garden, and double-opening doors allow access to the gardens.





#### Breakfast Kitchen

The vendors had a Harvey Jones Kitchen with Aberdeen granite worktops and upstands and a set of Kohler ceramic sink and rinse bowl fitted. This has been maintained in immaculate condition by their team of painters, returning to refresh the woodwork. The kitchen has an integral fridge and freezer and space for a dishwasher. All appliances in both the utility room and kitchen are hidden behind doors to maintain a country kitchen shaker feel. An oil Aga sits inside the inglenook together with an induction hob and a conventional electric oven. Period-style radiator, quarry tiled floor, integrated, pull-out bin, and leaded light windows on the side, rear and front aspects, oak glazed casement door to Utility Room.

#### Utility/Rear Porch

Matching bespoke base units with granite worktops and upstands and a ceramic sink with a mixer tap. Concealed space for washing machine, Quarry tiled floor, ceiling and wall beams. Sealed unit double-glazed windows on two sides and a part-sealed unit

double-glazed casement door provide access to the rear cobbled entrance area. Door to:

#### WC

WC, wash hand basin with tiled splashbacks, decorative panelling to dado height, double door cupboard housing the recently installed floor-mounted Grant oil-fired boiler and a sealed unit double-glazed window.

From the Reception Hall, a carpeted turned staircase leads to the:

#### First Floor Landing

Having a part angled ceiling with a sealed unit multi-pane Dormer window, exposed wall and ceiling beams, and a wall light. Built-in double door storage cupboard providing hanging rail and storage space. Additional double door shelved linen/storage cupboard with adjacent shelved storage cupboard. Doors to:

#### Bedroom Two

Part angle ceilings incorporating a sealed unit double glazed Dormer

window and a further sealed unit double glazed window to rear aspect. Radiator and level level exposed timbers.

#### Bedroom Three

Ceiling beams, double radiator, built-in shelved storage cupboard with a further low-level storage cupboard, wall lights and a leaded light window to the side overlooking the gardens.

#### Shower Room

White suite with chrome fittings comprising WC with a Geberit concealed push button cistern, wash basin with storage cupboard below. Corner tiled shower with a Hansgrohe shower system and Huppe space-saving glazed folding shower screens. Chrome heated towel rail, tiled floor, decorative panelling to dado height, extractor fan and a sealed unit double-glazed Dormer window.

#### From The Kitchen

A carpeted, turned staircase rising to:







#### Master Bedroom

Features include a wealth of exposed ceiling and wall beams, as well as an exposed brick chimney breast. The ceilings are part angled, with wall lights and a leaded light window overlooking the driveway. Period style radiator, recessed leaded light, dormer window to front aspect, with oak door wardrobes to either side, plus an additional storage cupboard with a pitched pine door. Door to:

#### En-Suite Bathroom

White suite comprising a double-ended bath with a wall-mounted side mixer tap and a shower attachment. Laufen wash basin with soft-close drawer beneath, chrome heated towel rail, tiled floor and fully tiled walls. Ceiling beam and a leaded light Dormer window to the front aspect. Interconnecting door to First Floor Landing.

#### Outside

#### Double Garage

In 2007, Prime Oak added an oak double garage with a guest

bedroom and a shower room over. The large garage is well-lit and has multiple electric points, a painted concrete floor, a fan heater, natural light windows and twin oak double-opening doors.

#### Guest Bedroom

Approached by an external staircase with an entrance door leading to a carpeted bedroom with part angled ceiling incorporating a Velux double-glazed roof light to the rear and a sealed unit double-glazed Dormer window to the front aspect. There is a Honeywell electric heater, a functional eaves storage area, and downlighters. Door to:

#### En-Suite Shower

White suite comprising WC, pedestal wash hand basin, good-sized tiled shower enclosure with chrome shower system, electric heated towel rail, extractor fan, tiled floor and a Velux double-glazed roof light.

#### Delightful Gardens

In the 1980s, a former owner of Long Thatch introduced a variety of

rare and unusual plants. The current owners decided to continue his passion by adopting an 'Arts and Crafts' style for the planting, while prioritising minimal maintenance. The garden is entirely perennial and self-sustaining; even during the hot summer of 2025, the beds were not watered once. The small Knot Garden requires only a light trim once a year in June. The front garden features successional planting, starting with a mass of bluebells in spring, followed by irises, tulips, and daffodils, then summer flowers again, all needing little upkeep apart from cutting back in late autumn. At the bottom of the garden are red fruit beds, a greenhouse, shed, and a wild meadow strip, bordered by the split chestnut fence.

There are plenty of water points throughout the garden, including a well and hand pump that can supply water. Two external electric points are located strategically within the garden.

The garden has always been blessed with a small pond and three





koi carp, now around 40 years old. The pond requires very little maintenance—just topping up the auto-feeder every two months and rinsing the filter simultaneously. If prospective vendors do not wish to keep the fish, the vendors will rehome them.

#### [Midden/Garden Room](#)

In 2005, the vendors received permission to restore the Midden, which is located in the gardens. According to records, only two exist. This building now makes a lovely place to sit and read.

#### [Notes from the current owner regarding the thatch](#)

Two very experienced craftsmen have well maintained the thatch (long straw). The owner can share details of the thatcher.

Thatch will last for many decades, provided it has a firm basis and is laid well. To maintain a 'perfect thatch' in 2012, it was decided to replace the 'coat' and the oak aris rail, which is the basis of long-lasting thatches. Previously, the rail had been fitted in 1887 (thatchers always leave a keepsake within their work). The 19th-century thatcher left a newspaper from the day reporting the Pinchin Street

murders in London (Jack the Ripper). To maintain the thatch in top-class condition in June 2021, the thatcher 'brushed the coat' and replaced the ridge and its decorative pattern (a signature of all thatchers). The thatch ensures cosy winters and cool summers.

#### [Tenure](#)

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

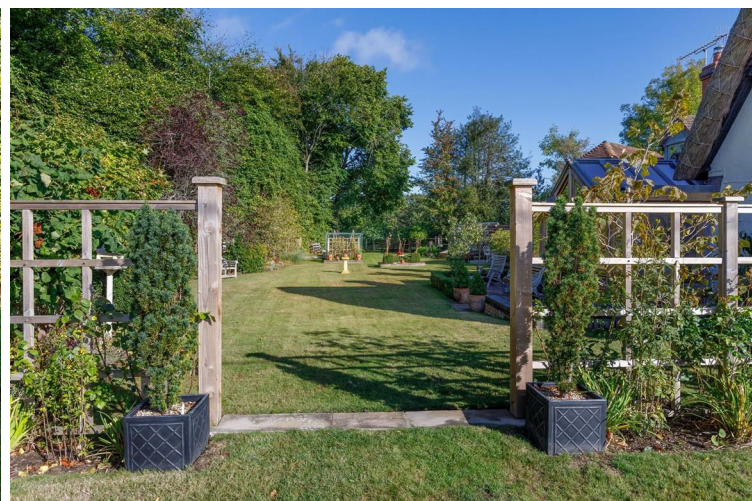
#### [Services](#)

All mains services are understood to be connected with the exception of gas. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot provide any warranties in this respect. Interested parties are invited to make their own inquiries.

#### [Council Tax](#)

The property is in Council Tax Band "F" - Stratford upon Avon District Council











- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

## Long Thatch, Norton Lindsey



Approximate Gross Internal Area = 247 sq m / 2659 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

01926 499540 ehbresidential.com

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

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN