



Gentlemans Lane, Ullenhall, B95 5PT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A substantial Grade II listed farmhouse dating back to 1550 with a wealth of character and modern day finishes. Situated in a tranquil setting, the 5984 sq feet of accommodation offers a perfect blend of countryside living with easy access to local amenities. There are expansive grounds which include a large pond, pretty paved patio area, outbuildings, stables, a workshop, carport and generous sized barn which could be converted subject to the usual planning permission.

The Old House is an immaculately presented country home situated within this beautiful location surrounded by open country views over rolling Warwickshire countryside. With an abundance of character and charm this stunning home has been extended over years to now provide delightful accommodation briefly comprising: Living Room, Kitchen, Living/Dining Room, Guest Cloakroom, Three Bedrooms, Conservatory, Store, Two Barns, Stables, Workshop, Office, Carport for three cars, outside WC.

Externally there are beautifully landscaped gardens including lawns, courtyard and ponds. A fenced yard of tree stables, workshop, tack room and stalls. Large modern barn built to a very high standard, maybe suitable for a variety of uses. Large paddock of approx 2.5 acres suitable for grazing. A further 50 acres of land is available by separate negotiation

The property is situated just outside the village of Ullenhall which is just three miles west of Henley-in-Arden and has amenities including a church and a popular pub, The Winged Spur. There are more extensive amenities in Henley-in-Arden, including primary and secondary schools, an ice cream parlour, a village hall with community-run classes, a medical centre, a range of pubs and a Michelin-starred restaurant, The Mount by Glynn Purnell.



Key Features

- Idyllic countryside location set along a quiet lane
- Grade II Farmhouse set in approx 2.5 acres of land
- Three/Four Bedrooms - Two Bathrooms
- Two Reception Room, Office and fitted Kitchen
- Range of high quality stable buildings
- Triple carport & large detached barn suitable for a variety of uses (subject to planning)
- Further permanent pasture land of approx 60 acres available for sale
- Expansive grounds - large pond with bridge over
- EPC Rating - Band E

Offers Over
£1,500,000



Hallway with Galleried Landing

Living Room
34'2" 21'5"

Guest Cloakroom

Living/Dining Room
33'8" x 8'10"

Kitchen
15'10" x 15'4"

Principal Bedroom Suite
15'3" x 12'0" and 10'9" x 7'6"

En-Suite Bathroom

Bedroom
15'10" x 11'3"

Bedroom
16'0" x 11'2"

Outside

Conservatory

Store Room, Triple Stables, Workshop

Office, Carport and Two Barns

General Information

Services

Mains water and electricity are connected to the property. Central Heating - Oil fired. Drainage is via a sewage treatment plan

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Council Tax

We understand that the property has been placed in band H with Stratford District Council.

Tenure

We understand that the property is for sale Freehold.

Viewings

Viewings strictly by appointment with the Agents.







Floorplan

The Old House Gentlemans Lane, Henley-In-Arden, B95 5PT, GB

Approximate Gross Internal Area = 556.0 sq m / 5984 sq ft
(Including Outbuilding)

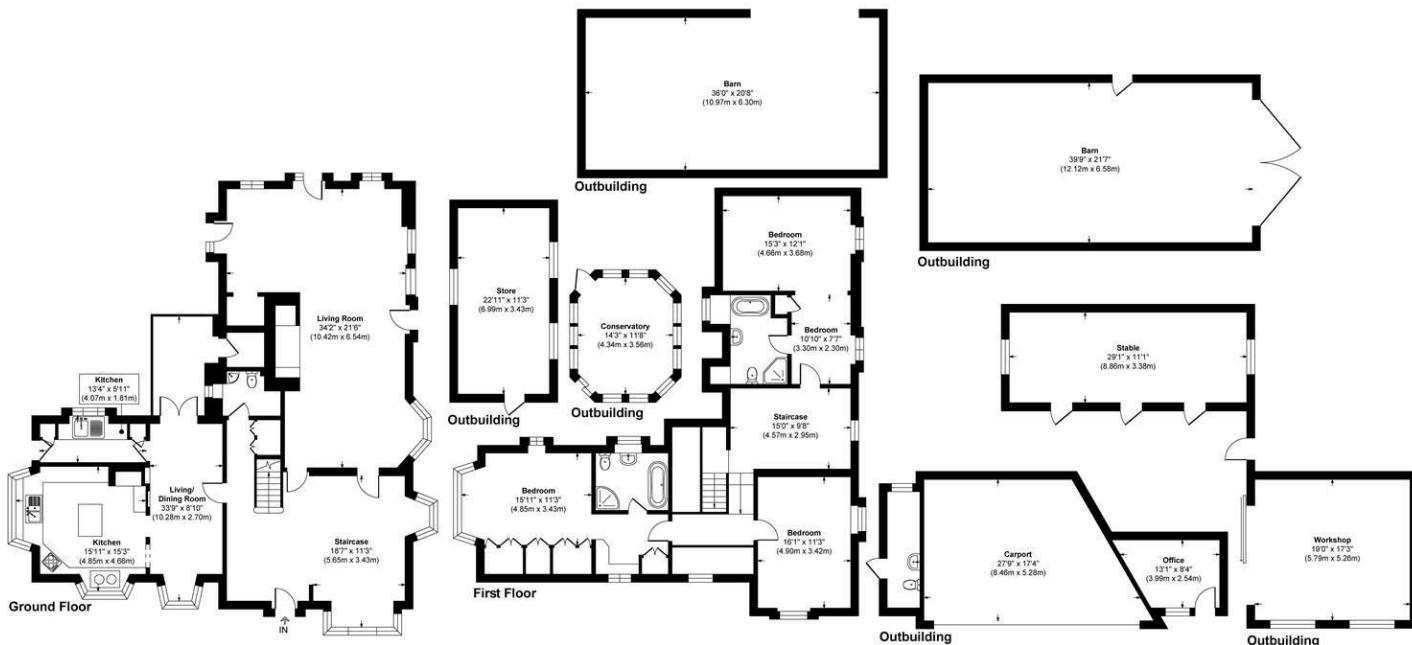


Illustration for identification purpose only, measurements approximate, and not to scale.



EPC Rating - E

Tenure - Freehold

Council Tax Band - G

Local Authority
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight

Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew,

Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent.

Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton



To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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