

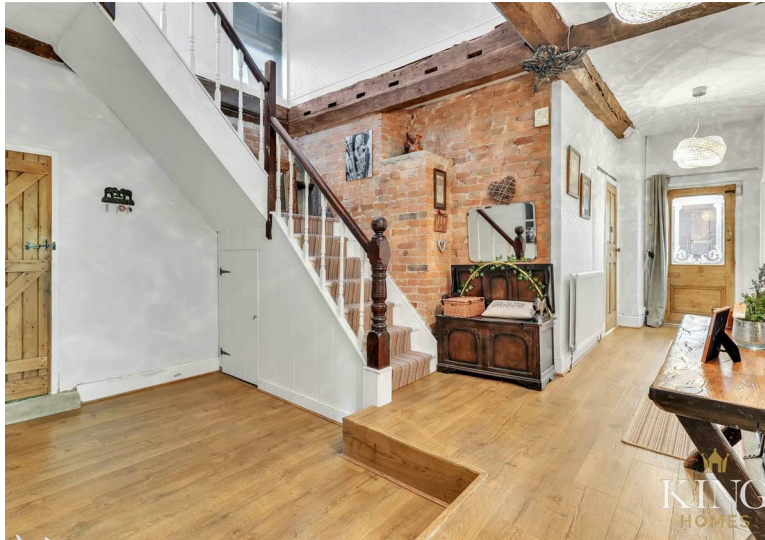


Priory Farm & Priory Cot, Studley, B80 7BB

Asking price £975,000



**** 4954 sqft in total approx ** * 2 PROPERTIES * Unique Period Farmhouse with great charm and character throughout with 5 IMPRESSIVE DOUBLE BEDROOMS and a COTTAGE WITH 2 BEDROOMS sat in 2.75 acres of fields in total, perfectly positioned in a private and secluded setting yet still in the heart of Studley Village. The dwellings have two separate title deeds providing an income potential alongside the main Farmhouse, or great for multigenerational families.**



Priory Farmhouse at Priory Court isn't just any home — it's a remarkable piece of history, once a monastery brimming with character and charm. Nestled along the banks of the River Arrow, Priory Farmhouse stands as an exceptional Grade II* listed country house, surrounded by 2.75 acres of beautiful gardens and fields with scenic open countryside views. Set in an exclusive and serene location, this historic gem occupies a prime position within Studley Village. In total Priory Farm and Priory Cottage has seven bedrooms with a generous total accommodation spanning approximately 4954 sq.ft this residence offers ample space and promises a lifestyle of sophistication and indulgence.

On approach it is clear how exceptional this residence is. As you follow a lengthy private drive set back away from any roads, surrounded by field views and mature trees you're greeted by this breathtaking historic property that immediately captivates you.

The main residence Priory Farm is a charming five bedroom country farmhouse, grand in scale and character. Retaining many of its original character features, including exposed beams, exposed brickwork, and an inglenook fireplace. The standout feature of the home is the gabled west wall which includes a large chimney stack. The gabled west wall contains the remains of the large 14th Century window, the stone chimney stack dated 1539. This has 3 detached square shafts of 17th C. bricks. The south east angle has some ancient stone quoins, and the east gable-head and adjacent wall have some early Tudor timber-framing. A few medieval sculptured fragments are built on to the walls. And is therefore of outstanding and historical and archaeological interest.

Upon entering through the grand entrance, you are greeted by charming characterful interior. As expected from a property of this standard, the entrance hallway is wide and welcoming with tall ceilings and exposed beams. The hallway has doors leading to various rooms and has an impressive staircase with open brickwork leading to the first floor.

In the expansive living room, you'll find triple aspect windows that flood the space with natural light, exposed beams adding character, and a striking feature inglenook fireplace with open brickwork, creating a captivating focal point.

Flowing seamlessly from the hallway, doors open into the

impressive Kitchen Breakfast area, spanning over 7 metres. The country-style kitchen is adorned with charming ceiling beams and stone flooring, creating a warm and inviting atmosphere. It offers an extensive array of wall and floor mounted kitchen units, complemented by tiled walls. Adding to the functionality and rustic charm is a fantastic AGA, completing the space.

The Dining Room, equally spacious, features a feature fireplace with log burner, enhancing its inviting ambiance, adorned with stone flooring,

The Snug is a cosy and inviting space, carpeted for warmth and comfort, with a fireplace adding to its snug ambiance.

Completing the ground floor, there's a generously-sized Games Room, a convenient W.C., and an expansive Utility Room, providing ample space for various needs a lean too, and an inner hall with further stairs leading to the first floor.

To the first floor you are welcomed by two galleried landings, with high ceilings. There are five generously-sized double bedrooms, with gloriously high ceilings, and each adorned with original oak beams, some of which are intricately ornate, adding to the character and charm of the spaces. The Principal bedroom suite enjoys the luxury of its own private staircase, providing a wonderful private retreat. Additionally, there is a family bathroom and a separate shower room, catering to the needs of the bedrooms.

PRIORY COT is a delightful. separate two bedroom bungalow WITH ITS OWN SEPARATE TITLE with character features and exposed beams. Boasting a lounge with log burner and French doors leading to the wonderful gardens, two bedrooms both equipped with build in wardrobes, and a well equipped bathroom with separate bath and shower. This provides a great opportunity for multigenerational families in need of an independent living yet remaining close to the family home, or could also be used as a rental income.

GARDENS

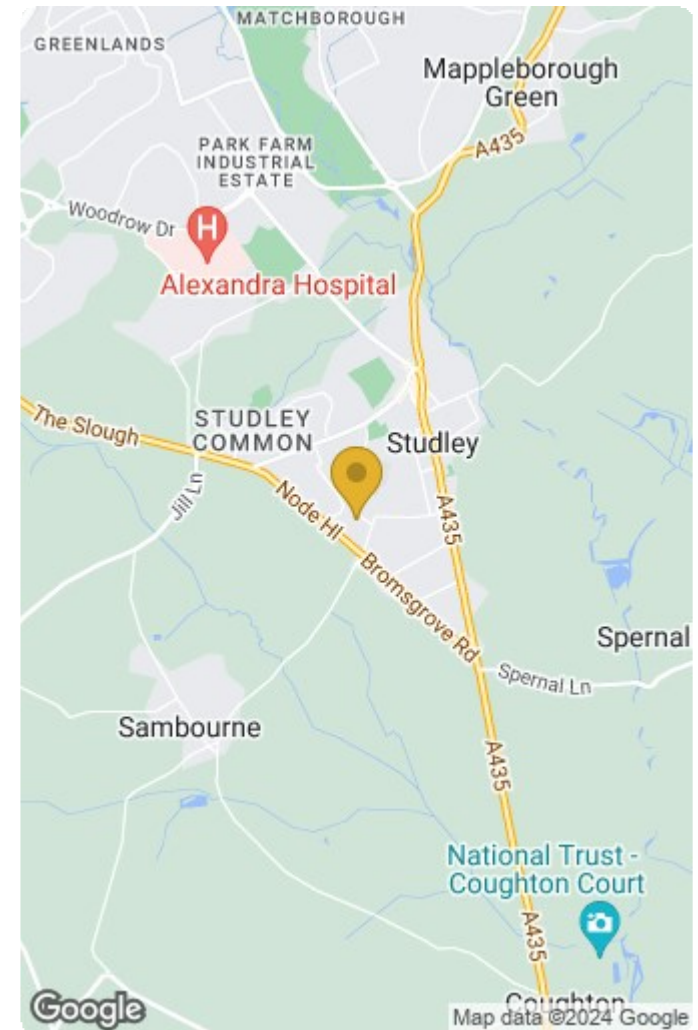
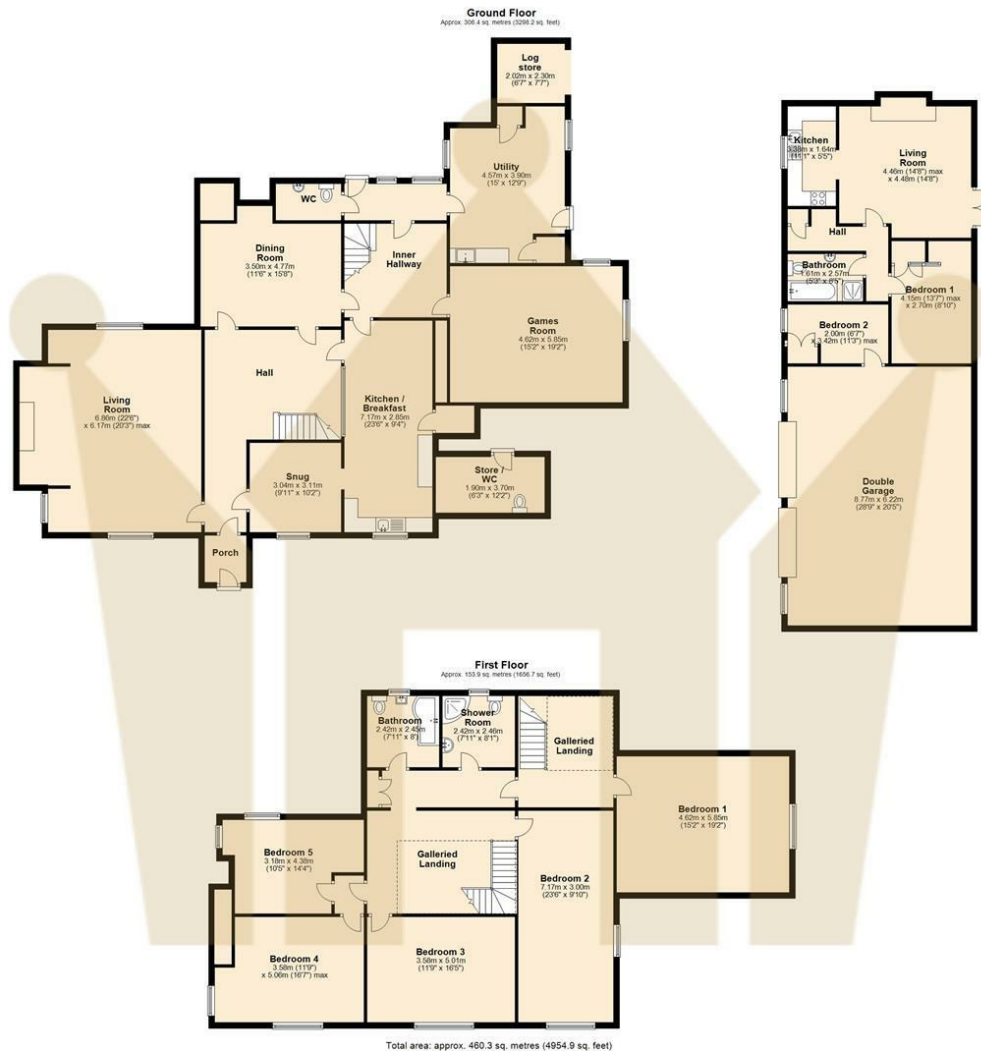
The property is surrounded by unspoiled fields and gardens spanning 2.75 acres, enclosed with fencing and dotted with established trees, creating a picturesque setting. To the rear the expansive field extends, at the far end, to the River Arrow, offering a tranquil backdrop.

Porch	
Hall	
Living Room	22'6" x 20'2" (6.86m x 6.17m)
Dining Room	11'5" x 15'7" (3.50m x 4.77m)
Kitchen / Breakfast	23'6" x 9'4" (7.17m x 2.85m)
Utility	14'11" x 12'9" (4.57m x 3.90m)
Snug	9'11" x 10'2" (3.04m x 3.11m)
W.C	
Games Room	15'1" x 19'2" (4.62m x 5.85m)
Store/WC	6'2" x 12'1" (1.90m x 3.70m)
Log Store	6'7" x 7'6" (2.02m x 2.30m)
Galleried Landing 1	11'5" x 16'5" (3.49m x 5.01m)
Galleried Landing 2	12'4" x 10'7" (3.78m x 3.23m)
Bedroom 1	15'1" x 19'2" (4.62m x 5.85m)
Bedroom 2	23'6" x 9'10" (7.17m x 3.00m)
Bedroom 3	11'8" x 16'5" (3.58m x 5.01m)
Bedroom 4	11'8" x 16'7" (3.58m x 5.06m)
Bedroom 5	10'5" x 14'4" (3.18m x 4.38m)
Bathroom	7'11" x 8'0" (2.42m x 2.45m)
Shower Room	7'11" x 8'0" (2.42m x 2.46m)
Double Garage	28'9" x 20'4" (8.77m x 6.22m)
PRIORY COT	
Hall	
Living Room	14'7" x 14'8" (4.46m x 4.48m)
Kitchen	11'1" x 5'4" (3.38m x 1.64m)
Bedroom 1	13'7" x 8'10" (4.15m x 2.70m)
Bedroom 2	6'6" x 11'2" (2.00m x 3.42m)
Bathroom	5'3" x 8'5" (1.61m x 2.57m)





KING
HOMES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		