



Valley Fields Farm

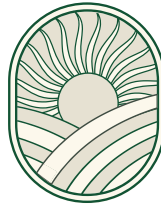
Upper Fulbrook | Stratford-upon-Avon



COUNTRY HOMES

PROPERTY SPECIALISTS

PART OF | SHELDON BOSLEY KNIGHT



A rare opportunity - traditional farmhouse with 10.5 acres
and significant potential situated close to the historic
towns of Stratford-upon-Avon, Warwick and Leamington Spa.





A room with a view

Welcome to Valley Fields Farm, a truly exceptional and rarely available detached farmhouse, set within approximately 10.5 acres of permanent pastureland with extensive farm buildings. This highly attractive property, cherished by the same family for over 40 years, offers a wonderful blend of traditional charm, generous living spaces and immense future potential.

Occupying a prominent yet private position on the tranquil edge of Upper Fulbrook hamlet, Valley Fields Farm benefits from the peace of rural life while being just a short, distance from the historic and vibrant towns of Stratford-upon-Avon, Warwick and Leamington Spa.

The area has a rich cultural heritage and features a variety of English Heritage and National Trust properties and gardens, castles at Warwick and Kenilworth and the Royal Shakespeare Theatre.

The house is within the catchment for a variety of excellent grammar and private schools.

The farmhouse: A home with heart and potential

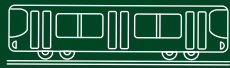
Built in the 1950s, this four-double-bedroom traditional farmhouse is presented in good condition throughout, offering a warm and inviting atmosphere from the moment you step inside. The well-proportioned living accommodation is designed for comfortable family life:

- > **Ground floor:** There is a large, inviting open-plan kitchen and dining area, perfect for family gatherings and modern living. A separate formal dining room provides an elegant space for entertaining, complemented by a generous sitting room ideal for relaxation. There is also a utility room, two separate WCs and wood burners in both the sitting room and dining room. The rooms at the back of the house open onto an outside undercover veranda from which you can enjoy the beautiful views over the garden and the land beyond..
- > **First floor:** Four spacious double bedrooms with the master having an en-suite. There is also a family bathroom. All the upstairs rooms have outstanding views across the gardens and surrounding countryside.
- > **Outside:** The house is surrounded by mature gardens, with the rear garden backing directly onto the surrounding pastureland, creating a delightful connection between the home and its rural setting. There are mature fruit trees within the gardens. A good-sized driveway leads to a spacious two-storey double garage with workshop, affording ample parking.

While beautifully maintained, Valley Fields Farm presents a blank canvas for its next owners. It offers clear potential for modernisation, reconfiguration, or extension (subject to necessary planning consents). This makes it an ideal opportunity for buyers looking for a substantial family home with significant scope to personalise, add value, and create their dream lifestyle.

Ideal location

For work life...



Stratford-upon-Avon 5 miles
Warwick Station 10.5 miles
Leamington Spa 11.5 miles



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Stratford-upon-Avon 4.3 mile
Leamington Spa 12 miles
Warwick 9.9 miles
Birmingham 38 miles



Birmingham Airport 27 miles
London Heathrow 91 miles



Stratford-upon-Avon 26min
Warwick 32min
Leamington Spa 57min



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...to social life



From cafes to top end restaurants, pubs to nightclubs, Stratford has something for every taste and budget.



Home to the world famous Royal Shakespeare Theatre, Stratford also boasts a cinema, two other theatres and live music venues.



Stratford is blessed with a wide range of independent boutiques and high street chains in the centre of town.



Stratford boasts a horse racing track, golf course and leisure centre as well as being close to other sporting venues.



Land and outbuildings: Versatility and opportunity

The holding extends to approximately 10.5 acres of permanent pastureland, situated in a single, cohesive block directly adjoining the farmhouse. This land is incredibly versatile and well-suited for:

- > **Amenity use:** Enjoying open space, privacy and the beautiful Warwickshire countryside.
- > **Equestrian pursuits:** Ample grazing for horses, with scope for stabling.
- > **Smallholding:** Ideal for those looking to embrace a self-sufficient lifestyle or keep livestock.

Next to the house, you'll find a consolidated yard area with a range of useful outbuildings:

- > **Large barn** (steel portal frame): Offering impressive height and volume, this modern barn provides excellent storage or workshop space, with clear potential for a mezzanine or first-floor conversion.
- > **Traditional Dutch barn:** A charming and substantial older barn, ripe for various uses.
- > **Two smaller outbuildings:** Providing additional storage or offering exciting repurposing possibilities.

Development potential: Unlocking value

Valley Fields Farm also boasts a clear and exciting development potential, subject to obtaining the necessary planning consents. This could include:

- > **Barn conversions:** The barns offer potential for conversion into residential dwellings under Class Q permitted development rights, providing additional income streams or multi-generational living options.
- > **New build dwellings:** Scope for new residential properties, subject to full planning applications.
- > **Holiday accommodation:** Ideal for creating rural retreats or holiday lets, capitalising on Stratford-upon-Avon's tourism appeal.
- > **Rural enterprise uses:** The site and buildings could lend themselves to various diversified commercial income streams, such as workshops, studios, offices, or enhanced equestrian facilities.

We would be pleased to help further should you wish to explore the planning pathways or submit pre-application enquiries to the local planning authority.

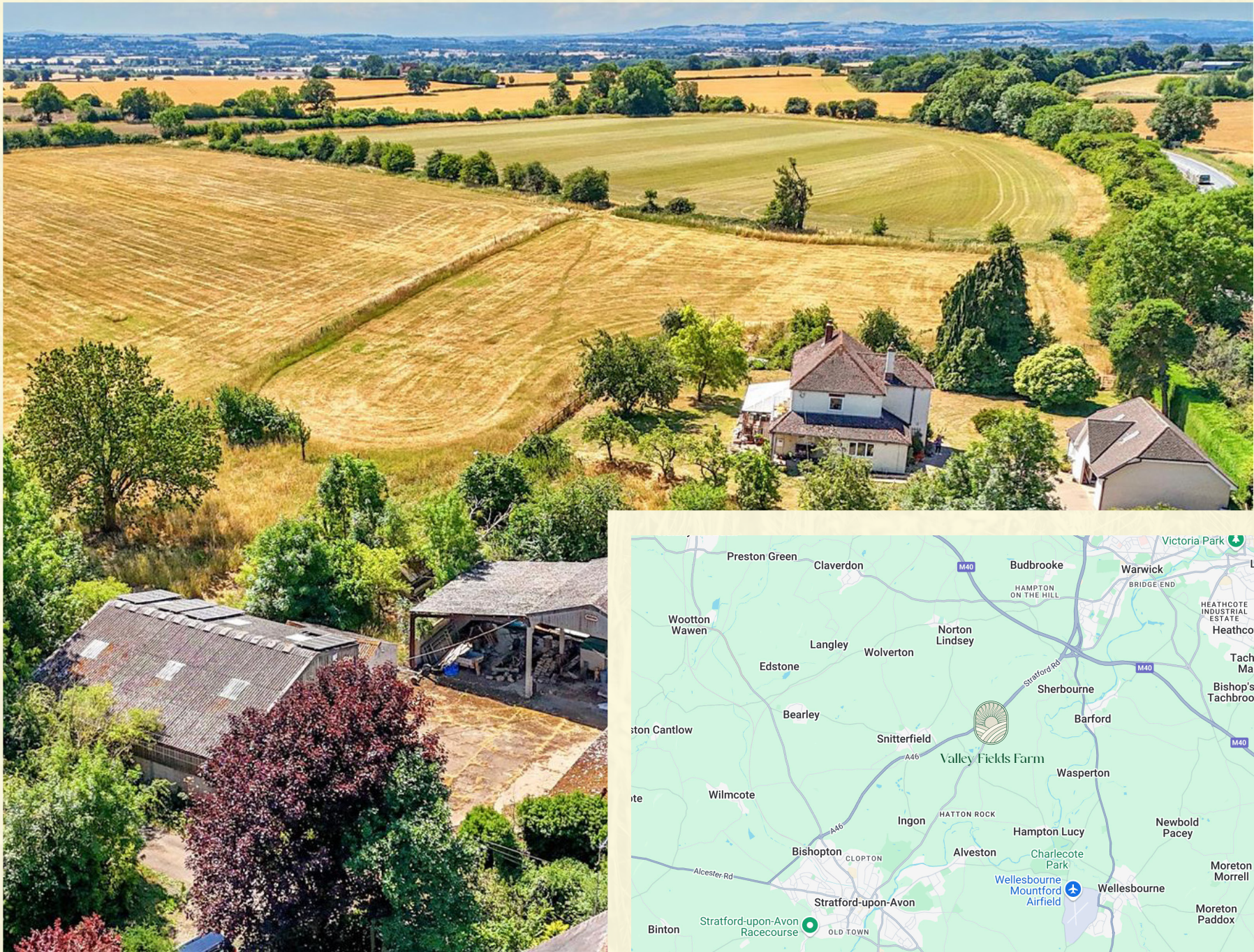




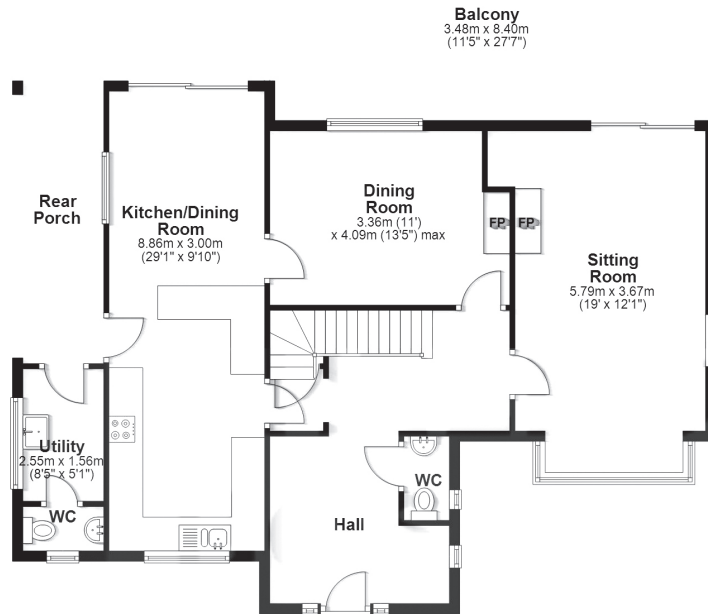




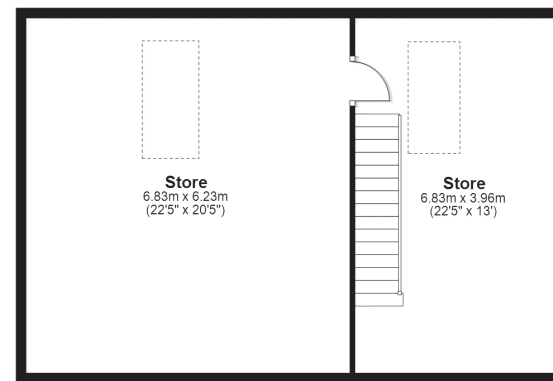
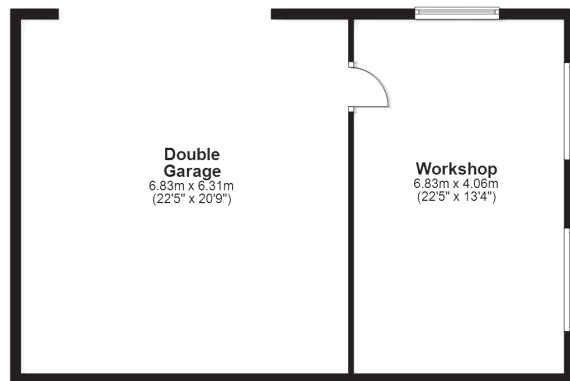
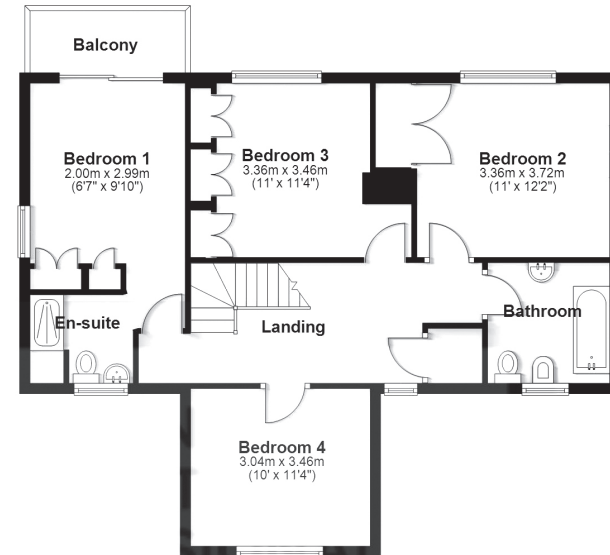




Ground Floor Approx. 174.7 sq. metres (1880.7 sq. feet)



First Floor Approx. 145.7 sq. metres (1568.8 sq. feet)



Total area: approx. 320.5 sq. metres (3449.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.













Country Homes

If you are looking for a home in the country with character, charm and a touch of grandeur, then you have come to the right place.

Country Homes, which is part of Sheldon Bosley Knight, has a dedicated team offering a bespoke service to meet the individual needs of those clients looking to invest in or sell manor houses and country homes in a rural area.

Manor houses are located in some of the most beautiful locations across the UK. From the rolling countryside and idyllic villages of Warwickshire, Worcestershire and Leicestershire to the picturesque hamlets and villages of the Cotswolds, each property will offer its own unique charm and character.

We understand buying such a property is not only a significant financial investment but also an opportunity to be a custodian of what is more often than not one with an interesting and wonderful history.

Our team of experts is here to assist you throughout the process and ensure a smooth and enjoyable experience from start to finish.

The Team



Daniel Jackson

BA (Hons), Town Planner, Assoc RTPI, Assoc RICS

CUSTODIAN / CO-OWNER



Lara Hawkins

MNAEA

ASSOCIATE DIRECTOR



Lisa Hunt

RESIDENTIAL SALES



Hannah Gill

RESIDENTIAL SALES

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 182 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 182 years since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across the Midlands and are proud to be embedded in the local communities we serve.

Valley Fields Farm represents a truly rare opportunity to acquire a substantial family home with extensive land and significant future potential, all within easy reach of Stratford-upon-Avon. This is an ideal acquisition for those seeking a lifestyle change, equestrian facilities, a smallholding, or a strategic investment with scope to enhance and develop. Viewings are highly recommended to fully appreciate the unique appeal and vast possibilities that Valley Fields Farm offers.

COUNTRY HOMES

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