



Fell Mill

Honington | Shipston-on-Stour



COUNTRY HOMES
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Cherished family home

Situated in the picturesque village of Honington, and dating back to the early 1600s, Fell Mill is an exceptional five-bedroom, detached home.

Surrounded by 2.6 acres of exquisite gardens including a tennis court and a stream, this Grade II Listed former water mill is the perfect property for those looking for a life in the country.

Steeped in history and having been cherished by the same family for over 25 years, the house is full of period features, with beams, intricate woodwork, inviting fireplaces and beautiful flagstone floors.



~ Five-bedroom, Grade II Listed farmhouse ~

~ 2.6 acres of beautiful gardens with a tennis court ~

~ Numerous period features ~

~ Outbuildings with annexe offering potential ~



Accommodation _____

This impressive three-storey house has been tastefully and beautifully converted into a stunning family home.

The ground floor features a traditional farmhouse kitchen/breakfast room complete with an Aga, pantry, butler's sink, window seats, ample counter space and cabinets making it the heart of the home.

The drawing room is comfortable and inviting, highlighted by an impressive inglenook fireplace, traditional flagstone flooring and exposed beams.

Elsewhere on the ground floor there are additional living spaces, including a snug and a games room with a mezzanine that was formerly used as stables.

These areas offer endless possibilities for customisation to meet individual needs. There is also a downstairs cloakroom as well as a quirky study area with a large window overlooking the gardens.

On the first floor, each room offers beautiful views. The main bedroom is generously sized and includes an impressive ensuite bathroom overlooking the grounds. Additionally, there are two other double bedrooms sharing access to a family bathroom.

The second floor features two to three more bedrooms, all with vaulted ceilings and interconnected doors.

Outside, the property boasts an outbuilding offering a variety of uses. The ground floor provides multiple storage spaces as well as ample room for garages and workshops. The first floor includes a self-contained studio flat/annexe with a vaulted ceiling, kitchenette, and bathroom, enabling excellent potential for guest accommodation, a home office, or even a secondary income stream.





Gardens and Grounds _____

Set in approximately 2.6 acres of well-established and beautifully maintained gardens, the grounds feature mature trees, flower beds, lawned areas, a pergola and a patio ideal for relaxation and outdoor entertaining. There is also a full-sized tennis court which will please all those sports enthusiasts.

The mill race and stream run alongside the house and add to its charm.*

A sweeping private drive leads to the house and there is ample off-road parking.

There are many countryside walks directly from the house, with a public footpath running on the far boundary of the gardens which takes you to the neighbouring market town of Shipston-on-Stour.



* There is public right of way/ footpath that runs along the westerly river boundary

Location

Fell Mill is situated close to the attractive and sought after village of Honington in south Warwickshire. It is set on the northern edge of the Cotswold Hills and has breathtaking views of the open countryside.

Honington village, which is designated a conservation area, is approached over a fine 17th century stone bridge across the River Stour and includes a variety of mainly stone built period houses and cottages set behind a village green together with historic Honington Hall, set in attractive parkland and a lovely village church.

The village is close to the River Stour and is approximately two miles from the thriving and pretty market town of Shipston-on Stour which offers a selection of independent shops including a well-regarded deli, a boutique hotel, cottage hospital, restaurants and cafes.

Approximately 11 miles away to the north is the town of Stratford-upon-Avon providing more extensive shopping and leisure facilities, as well as being the home of the Royal Shakespeare Company and Theatre.

The area is well served by excellent educational establishments including grammar schools in Stratford-upon-Avon and Alcester and private schools in Warwick, Stratford-upon-Avon and Bloxham. There are also good state schools in the local towns.

It is also well located for road, motorway and rail routes to Birmingham, Oxford, Banbury and London.

Sporting and leisure activities in the area include a popular pool and gym, rugby club and sports club in Shipston-on-Stour and The Feldon Valley Golf Club at Brailes. Chipping Norton, Daylesford Organic and Soho Farmhouse are within 20 to 25 minutes away.

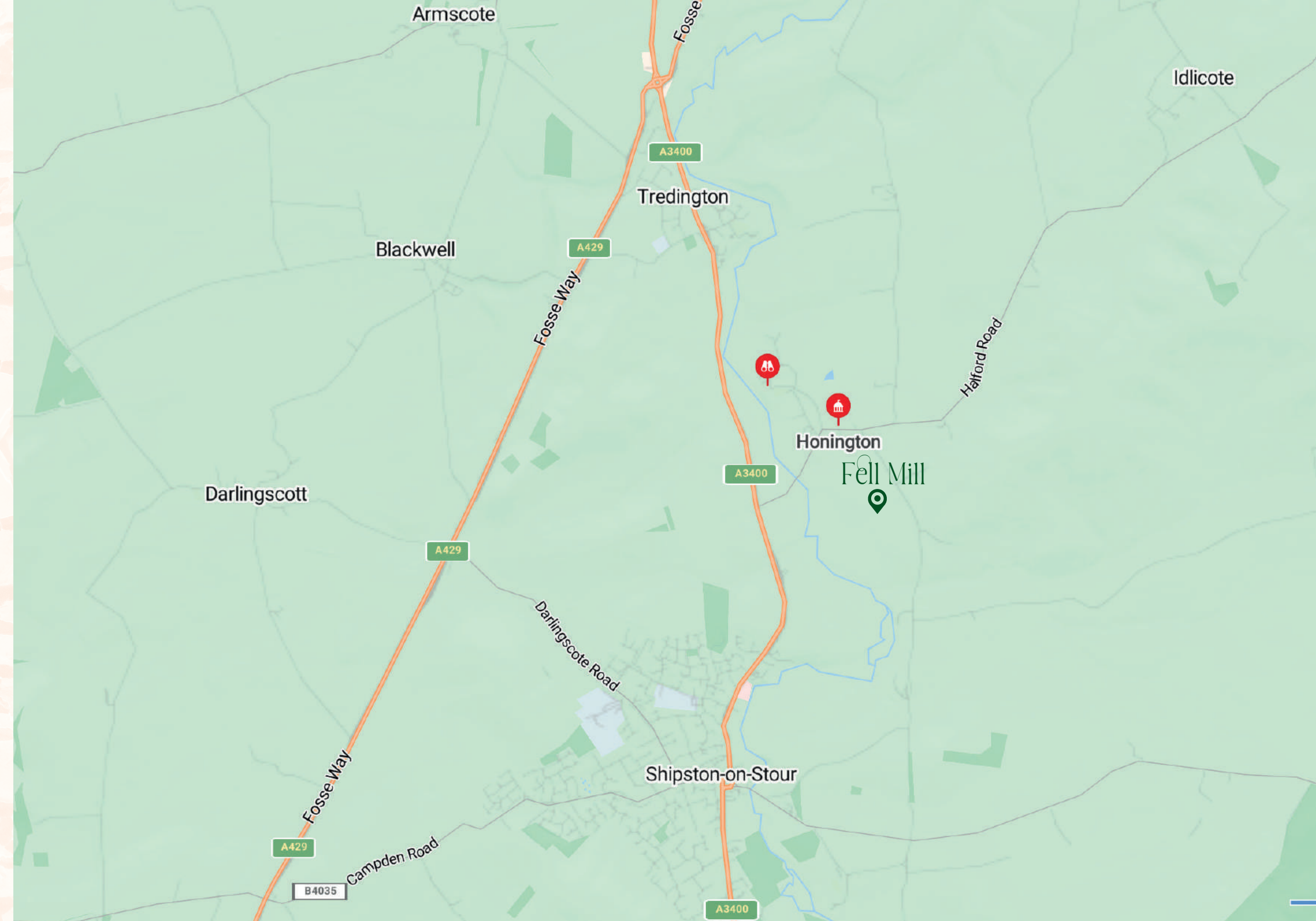












Country Homes

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 a 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.

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.



The Team



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