



HILLBOROUGH MANOR ESTATE
BIDFORD-ON-AVON

Steeped in History

Hillborough Manor House is an exceptional Grade II* listed country estate, situated between the south Warwickshire villages of Bidford-on-Avon and Welford-on-Avon. Steeped in history, this beautiful manor of about 8,260 sq ft is set within a secluded and private plot of over 13 acres. Originally dating back to circa 1600, the property has been sympathetically extended and restored over the centuries, including with an 18th-century addition.

Constructed from dressed blue lias stone with narrow coursed rubble to the rear, timber-framed sections, and painted brick, the manor is a striking example of period architecture. Original features include mullion windows, exposed beams and flagstone floors, creating a home full of charm and character.

The addition of formal halls, vaulted ceilings, stables and an historic dovecote adds to the sense of grandeur.

Further enhancing the allure of the estate are whispers of a medieval settlement within the grounds and the intriguing tale of “Shakespeare’s other Anne” reputedly buried in the now-extinct churchyard on the property (exact location unknown). Previous owners are believed to have included the late Shakespeare scholar and New York-born Anne Barton and her husband, director John Barton. Believing the house to be haunted, it is said he once spent a whole night sitting in the corner of a room, reciting all Shakespeare’s sonnets to appease the ghosts.



☞ Manor size 8,260 sq ft ☞

☞ Private plot of over 13 acres ☞

☞ Exceptional Grade II* listed country estate ☞

☞ Over a mile of river frontage onto the River Avon ☞



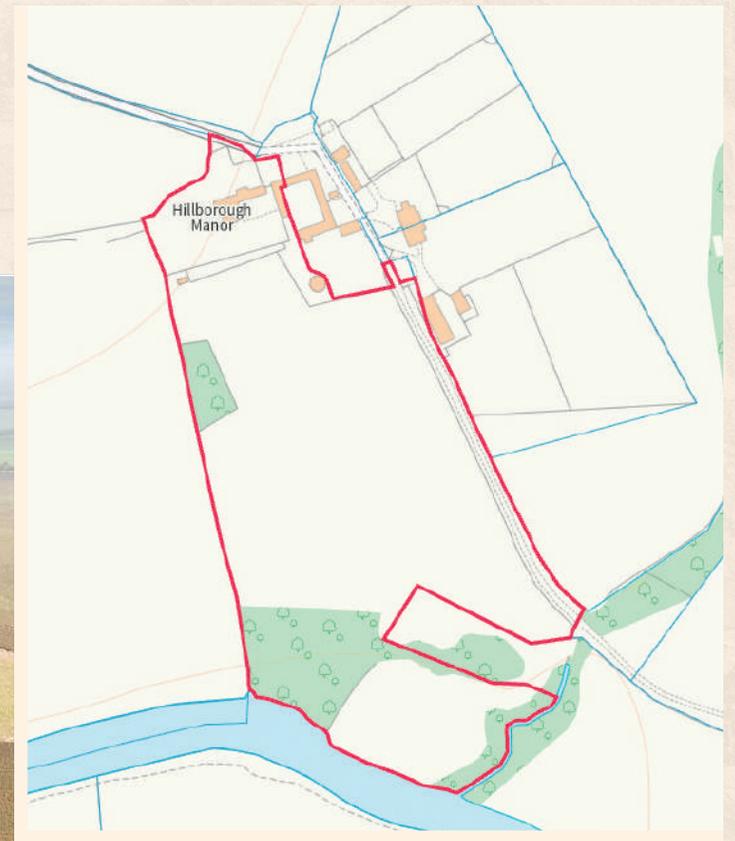


The property is offered as a whole or as lots:

Lot 1: The Manor House, stables and dovecote set within 13.17 acres of formal gardens and paddocks leading down to the River Avon.

Lot 2: Approximately 218 acres of arable land, including modern and traditional agricultural buildings, river frontage, and a fishing hut.

Outstanding Views _____



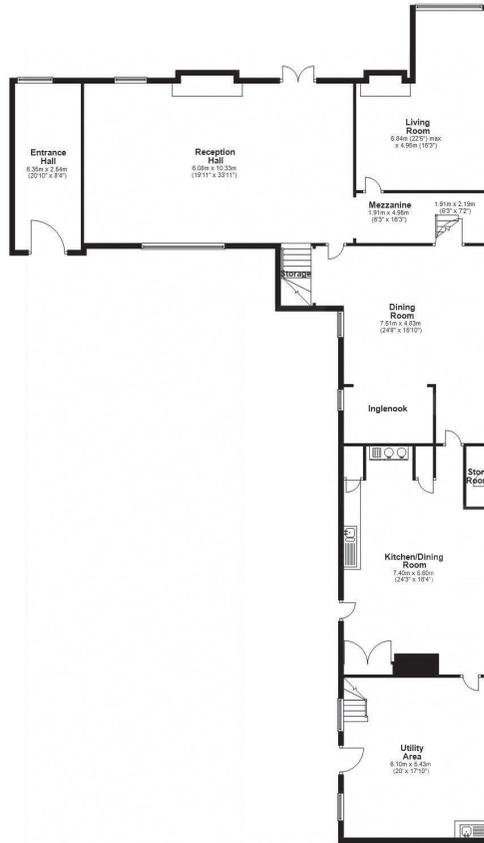




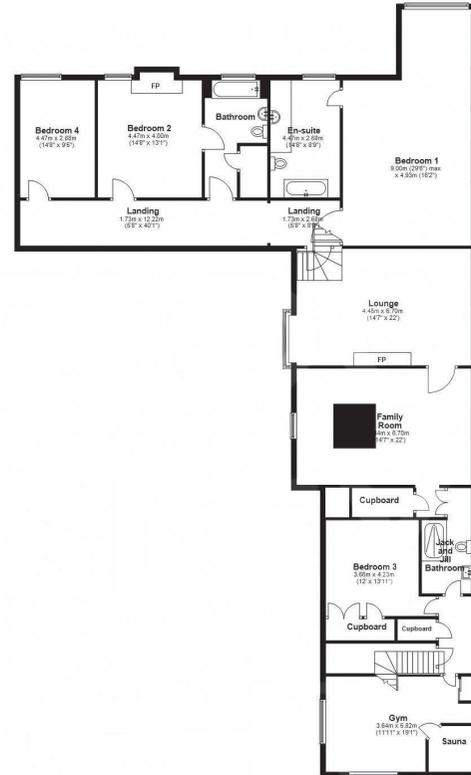
Basement
Approx. 22.9 sq. metres (252.7 sq. feet)



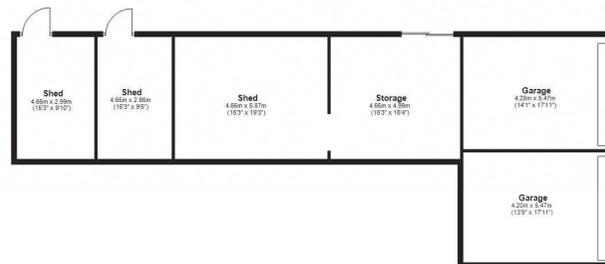
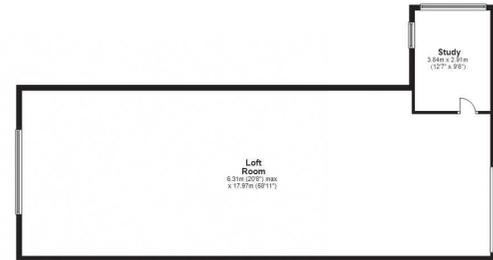
First Floor
Approx. 372.3 sq. metres (4003.9 sq. feet)



Second Floor
Approx. 242.0 sq. metres (2603.4 sq. feet)



Third Floor
Approx. 122.4 sq. metres (1314.7 sq. feet)



Total area approx. 787.4 sq. metres (8200.6 sq. feet)
All floors have been made to ensure that the measurements on this floorplan are accurate however these are for guidance only.
Plan produced using PlanIt.



COUNTRY HOMES
PROPERTY SPECIALISTS
PART OF | SHELDON BOSLEY KNIGHT

Accommodation _____

The Manor House offers an exceptional layout balancing grandeur with practical living spaces, featuring:

Entrance vestibule A grand entrance with exposed beams and a mullion window, leading to the Great Hall.

The Great Hall A magnificent room with flagstone floor, an impressive fireplace and stairs rising to the first floor.

Dining hall A formal space with mullion windows, a decorative fireplace and access to the cellar.

Cellar A spacious, relatively dry storage area.

Kitchen Traditional in style, featuring a gas-powered Aga and access to a mezzanine.

Mezzanine level A gallery space leading to an office/reception room with oak panelling and mullion windows.

Bedrooms A selection of generously proportioned rooms, including a main bedroom with an en-suite, a Jack-and-Jill bathroom shared between two others, and a fourth bedroom with a storage cupboard.

Library Overlooking the grounds, a versatile space ideal for a study or entertainment room.

Additional features A sauna/gym, safe storage/gun room, utility room and shower room.





Gardens and Grounds _____

The formal gardens are a highlight, beautifully hedged and primarily laid to lawn, interspersed with mature trees, shrubs and an orchard. The sweeping driveway provides ample parking and leads first to the garage before continuing to the rear courtyard, bordered by stables. Beyond the gardens, the estate opens up to breathtaking views of the surrounding south Warwickshire countryside.

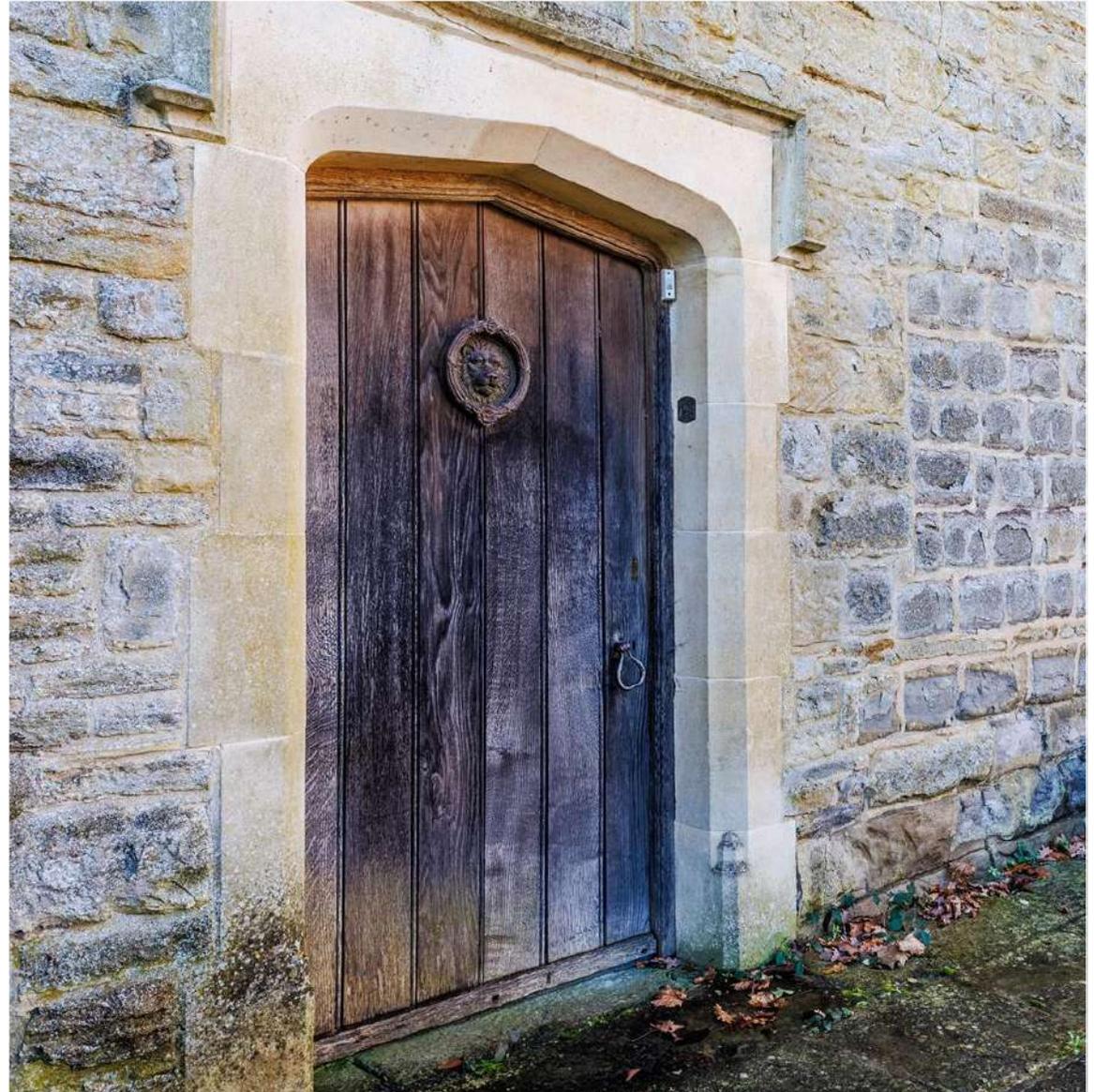


Location and Lifestyle

Conveniently situated between the sought-after and popular villages of Bidford-on-Avon and Welford-on-Avon, Hillborough Manor House offers both peace and quiet and access to community life.

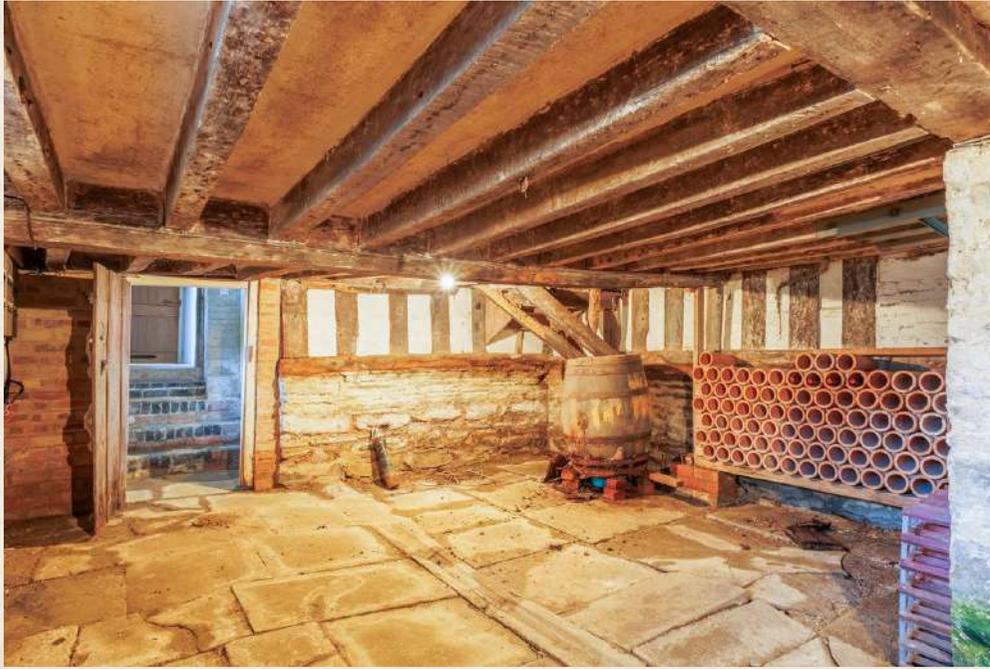
The River Avon meanders through the extensive grounds and the nearby villages offer a range of amenities, including schools, pubs, and local shops.

The historic market town of Stratford-upon-Avon, just six miles away, is world-renowned for its cultural heritage and as the birthplace of William Shakespeare. With excellent road and rail links, the property is perfectly positioned to offer both seclusion and accessibility.





















The Estate _____

Lot 2 = 218.22 acres (88.31 ha)

Services: Electricity is available to the modern agricultural buildings.

Sporting, timber and mineral rights: The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

Rights of way, wayleaves, easements and boundaries: There are no known public rights of way crossing the land. – Please check title register and see if there are any easement or rights of way to small land to the south west of the land.

Designations: The land is located within the Nitrate Vulnerable Zone area for surface water. There is a Schedule Monument known as settlement site W of Welford Weir. The land is part of Flood Zones 2 and 3. There are no other known designations.

Tenure and possession: The land is subject to a Farm Business Tenancy that is due to expire and provide vacant possession on September 29, 2025.

Planning: The land is currently used for agricultural purposes. There is the potential for development on the agricultural buildings, subject to the necessary planning consents.





Rural Payments Agency: The land is registered under the Rural Payments Agency. There are no entitlements included in the sale.

Environmental stewardship: There are no known schemes.

Plans, areas and schedules These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but the buyer shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

Holdover and early entry: The vendor may retain a holdover clause to remove current growing crops from the land. There will be a right granted to the buyers for early entry to perform cultivations/soil preparations after the crop has been removed prior to the sale completion and will do so at their own risk subject to the timing of completion.

Soil type: Soilscape 9: Lime-rich loamy and clayey soils with impeded drainage and soilscape 8: Slightly acid loamy and clayey soils with impeded drainage and soilscape 20: Loamy and clayey floodplain soils with naturally high groundwater.





Ardens Grafton

Binton

Lower Binton

Cranhill

Welford-on-Avon

Weston-on-Avon

Bidford-on-Avon

Barton

Marlcliff

Bickmarsh

Braggington

Dorsington

Lot 2

Lot 1

Hillborough Manor

New Barn

West Hillborough Farm

Welford Pastures Farm

Upper Welford House

Hillcroft

Dorsington Manor

Fox Covert Farm

The Welshmans Barn

Windy Nook

The Ridge House

Bragginton Grange

Coxmere Wood

Coxmere Coppice

Glebe Farm House

Welford Hill Farm

Welford Hill

Welford Hill Cottages

Woodlands

Springfield Poultry Farm

Rumer Hall Farm

Rumer Stud Farm

Ash Coppice

Bank Farm

Rumerhill Coppice

Weston Hill

Hunt Hall Farm

Well House

Sandfields Farm

Sandfields Barn

Ambleside Care Home

The Old Police House

Hillside House

Wasen Hill

Quarry Wood

Mawkesbury Plantation

The Firs

Chestnut House

Common Farm

Summer Hill Farm

Famington Old Farm

Famington Farm

Exhall Lodge Farm

The Bungalow

Barn Meadow

George's Elm Lane

Grafton Lane

Barn Cottage

Brookfields Farm

Upper Cranhill Farm

Hillborough Lane

Willborough Lane

Evesham Road

Cranhill House

Hillborough Farm

The Holt

Binton Road

Church Lane

Church Bank

River Avon

Ouse Brook

B439

Headland Road

Waters Close

Chapel Lane

Long Marston Road

Hunt Hall Lane

Bragginton Lane

Barton Road

Welford Road

Avon Farm

Old Apple Barn

Old Stone Barn

Barton Hill House

Roman Field Wood

Dorothy's Wood

Noleham Brook

The Grange

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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 the rural landscape.

Manor houses are located in some of the most beautiful locations across the UK. From the rolling countryside and idyllic villages of rural Warwickshire, Gloucestershire, 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 a property 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



Sara Jordan

SENIOR PROPERTY CONSULTANT



Paula Ross

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 four counties and are proud to be embedded in the local communities we serve.

For more information please contact one of our teams:

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