



Parsons Farm, Plough Lane, Bishops Itchington, Southam, CV47 2QG

HOWKINS &
HARRISON



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Bishops Itchington,
Southam, CV47 2QG

Guide Price: £1,650,000

An opportunity to acquire a beautiful barn conversion converted in the early 90's with attached annexe, equestrian facilities including three paddocks equating to 5.8 acres, total plot 8.7 acres. This property has a 60m x 20m manège, outbuildings including stables and tack room, workshop and an oak framed car port, located on the outskirts of the desirable village of Bishops Itchington.

Features

- Six bedrooms
- Principal bedroom with dressing area and en-suite
- Four bathrooms
- One bedroom annexe
- Stunning oak framed orangery
- Three reception rooms
- Spacious utility with walk-in larder
- Three paddocks, 5.8 acres in total
- Five stables, tack room and feed room
- 60m x 20m manège
- Air source heat pump, solar panels and storage batteries
- Open fronted barn and horse box barn
- Oak framed car port with workshop and store attached
- Close to bridle path and riding
- Formal landscaped gardens



Location

Just south of the A425 connecting Leamington Spa and Southam, Parsons Farm gives excellent access not only to the nearby towns of Leamington Spa and Southam but also the towns of Rugby and Stratford upon Avon are within easy reach. Its central location makes getting to the motorway network fairly easy with junction 12 of the M40 only 3.5 miles to the south (Birmingham, Oxford, London) and the A425 gives a cross country connection to the M1. Excellent main line rails services to London can be accessed via Leamington Spa/Banbury to Marylebone or the excellent 50 minute service from Rugby to Euston.



Ground Floor

A brace and latch front door provides access to a spacious entrance hall, with parquet flooring which extends through to the sitting room and downstairs cloakroom. Stairs rise to the first floor, dual aspect leaded windows overlook the front and rear aspects and brace and latch doors lead to the ground floor accommodation. The family room has leaded French doors to the rear garden, with the focal point of the room being an attractive brick-built feature fireplace with flagstone hearth and log burner inset. Steps rise to the kitchen/breakfast room, fitted with a herringbone brick floor. There is an impressive inglenook with electric Aga inset with three ovens and two hotplates, plus two extra induction hot plates. The kitchen is fitted with a variety of wall and base shaker style cream cabinets including drawers, pan drawers, racking solutions and display cabinets, with an attractive tongue and groove finish to the ends and complementary granite worksurfaces over. A breakfast bar with wooden work surface provides seating and additional storage below. Further fitted appliances include a dishwasher, with space for an American style fridge freezer. The kitchen opens out to a fabulous oak framed orangery which takes full advantage of the views over the garden and makes an ideal seating area. Doors from the orangery lead to the garden and a roof lantern floods the area with natural light. Further doors provide access to a library, with fitted shelving and storage cupboard, and to an inner hall where an additional staircase rises to the first floor. The majority of the inner hall is fitted with herringbone brick flooring. A brace and latch door provides access to a further cloakroom with WC and wash hand basin over a white high gloss vanity unit. There is marble effect ceramic floor tiling at the end of the inner hall, along with a door providing access to the outside of the property and a further door to a spacious re-fitted utility room, which has a variety of modern wall and base units including a wonderful walk-in pantry. There is space and plumbing for a washing machine and tumble dryer. The spacious sitting room is accessed off the main hall and is fitted with attractive herringbone oak flooring, ceiling beams and two sets of French doors to the garden. There is an impressive brick-built inglenook fireplace with beam above and a wood burning stove inset over a flagstone hearth. A door from the sitting room leads to a study with triple aspect windows. A further door leads to an inner hall with stable door to the outside, storage cupboard and doors through to the self contained annexe.





First Floor

A spacious landing has doors leading to six bedrooms, two bathrooms and a shower room. The master suite benefits from dual aspect windows, affording views over the gardens and countryside beyond, and benefits from a walk-in dressing area with wardrobes to two walls and door through to a large en-suite, fitted with a p-shaped bath with shower screen and rainfall shower over, WC, pedestal wash hand basin and a chrome heated towel ladder. Bedrooms two and three also boast dual aspect windows, with bedroom two having fitted wardrobes to one wall and being conveniently located adjacent to the shower room, whilst bedroom three benefits from fitted cupboards and attractive ceiling timbers and is ideally placed next to a bathroom, fitted with high gloss cream floor tiles which complement the tiles fitted to the wall. There is a three-piece suite which includes a bath with handheld shower, wash hand basin inset over a mahogany wash stand, WC and a chrome heated towel ladder. Bedrooms four and five are also adjacent to a bathroom with bedroom six having fitted cupboards.





Outside

The property is accessed via electric gates operated by phone, which open to a spacious gravelled drive with parking for numerous vehicles. The gravelled area extends in front of an oak framed double car port, with workshop, store and log store and continues around to the rear of the property, adjacent to a paved patio. There are numerous established flower beds planted with a variety of attractive shrubs and plants. To the side of the property there is a mature garden mainly laid to lawn with an impressive olive tree, numerous varieties of roses, Hosta's and Hawthorn hedging to the rear. A wrought iron gate, ideally placed centrally within the hedging, leads through to the 60m x 20m manège, constructed of combi-ride rubber chip and fibre surface above a layer of four inches of silica sand, stone and drainage pipes. There are fitted mirrors for training including three horizontal mirrors and two vertical mirrors. There is an oak framed pergola to one side and further access to the manège via a bark chipped pathway which also leads to the paddocks. To the front of the property there is a concrete stable yard with five stables, fitted with rubber matting, along with a feed room, tack room with water, electricity and storage heating. There is a fenced corral with hard standing next to which is a hay barn, tractor and horse box barn with separate individual gated access to each of the three pasture fields, all of which have mains water troughs. The front field benefits from a field shelter and the field adjacent to the drive has gated access to a small spinney. To the rear of the property is an attractive landscaped garden, behind the annexe, which is mainly laid to lawn with garden shed and planted borders which includes varieties of roses and fruit trees, including pear. A brick-built wall with archway separates this area to the rear of the main property, with a further landscaped garden, patio and pergola with impressive established grape vine. To the far side of the property the lawn is edged with sleepers and a barked walkway provides riding access to the neighbouring countryside.





Annexe

The one-bedroom self contained annexe benefits from its own kitchen, sitting room and shower room. The kitchen and sitting room are separated by a feature exposed brick wall. The kitchen benefits from wall and base cabinets with work surfaces over, a Siemens electric oven, hob with extractor fan above and space for a washing machine and fridge. The sitting room has an attractive vaulted ceiling with exposed A frame timbers and double doors which lead to a separate garden area from the main house. The bedroom also benefits from a vaulted ceiling with A frame timbers, window and Velux skylight.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		111
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666.

Fixtures and Fittings

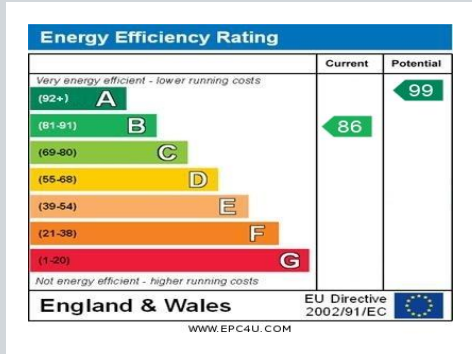
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

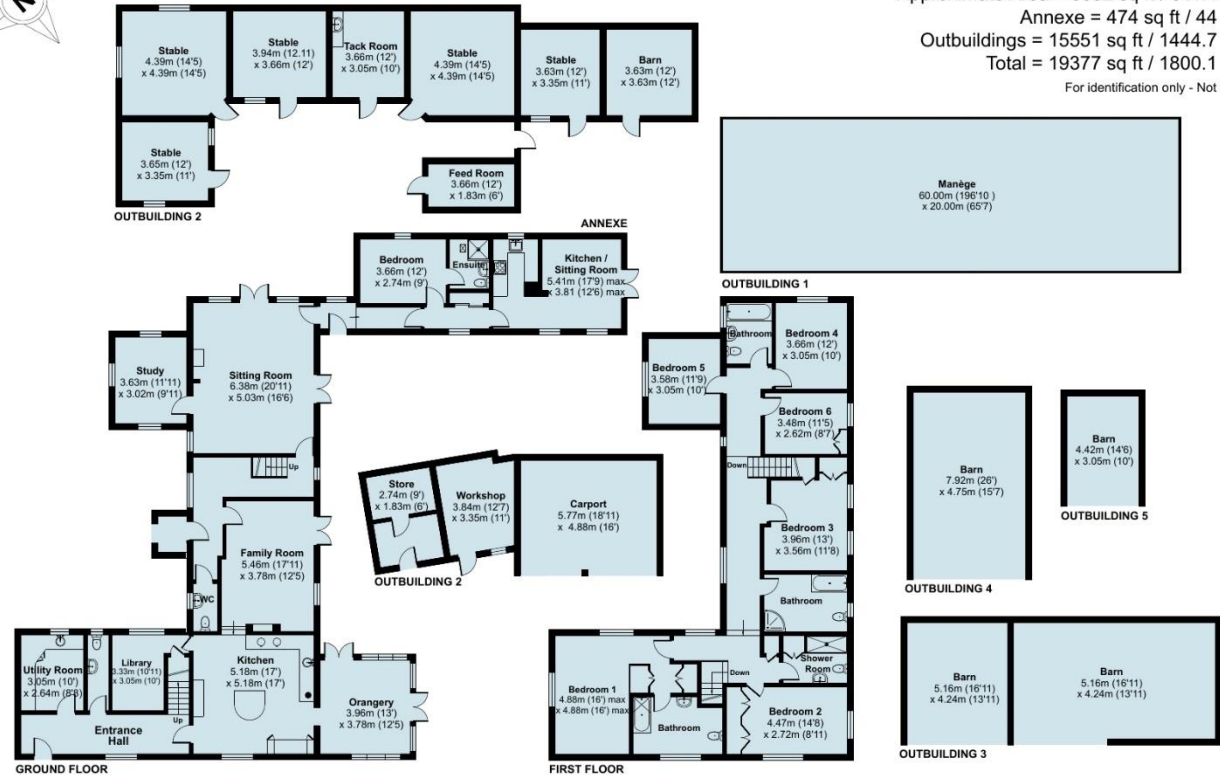
Local Authority

Stratford Upon Avon District Council Tel: 01789 267575.
Council tax band – G.



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Approximate Area = 3352 sq ft / 311.4 sq m
Annexe = 474 sq ft / 44 sq m
Outbuildings = 15551 sq ft / 1444.7 sq m
Total = 19377 sq ft / 1800.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1169310

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.