

Welcombe Bank Farm Stratford-upon-Avon, Warwickshire





A beautiful five bedroom family home with one bedroom ancillary accommodation situated in this lovely location with **outstanding views** over the rolling Warwickshire countryside.

Distances

Stratford-upon-Avon 1 mile, M40 (J15) 5.5 miles, Warwick 7.5 miles, Warwick Parkway Station 9 miles (Trains to London Marylebone from 69 minutes), Leamington Spa 10 miles, Birmingham 30 miles (All distances and time are approximate)

Situation

Snitterfield is a charming, sought-after village with a thriving community located approximately 4 miles north of Stratford upon Avon, surrounded by attractive Warwickshire countryside. The village has excellent facilities, including a primary school, public house, general stores, parish church, village hall, farm shop, and golf courses nearby.


5 - 6


3 - 4


3 - 5




About
1.27 acres

EPC
E

Tenure
Freehold

Local Authority
Stratford on Avon District Council
T: 01789 267575

Council Tax
Band G



More extensive shopping and leisure facilities can be found in Stratford-upon-Avon, the area's cultural centre and home of The Royal Shakespeare Company and Warwick and Leamington Spa.

The area is well served by state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys, Shoterly School for Girls and Stratford High School. Warwick and Leamington Spa also provide excellent schooling, including Warwick Prep and Public School and King's High School for girls.

The M40 (J15) is 5.5 miles away and provides access to Birmingham to the north, London to the south and the wider national motorway networks.

Welcombe Bank Farm is situated just 1 mile from Stratford-upon-Avon and close to the village of Snitterfield in an elevated position with outstanding views. The location strikes the perfect balance: tucked away, yet conveniently close to Stratford-upon-Avon, Warwick, and major transport links.

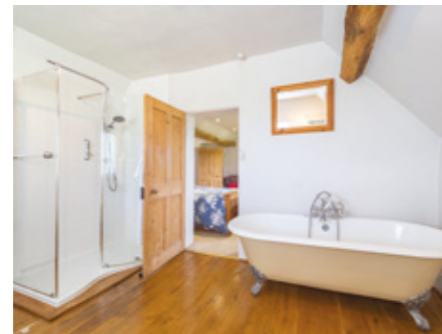
The property

Welcombe Bank Farm was built in the 1800s and is an attractive period farmhouse with many character details, including exposed timbers, stone floors and open fireplaces.

One is welcomed into the property via a glazed atrium with flagstone flooring leading to the entrance to the farmhouse. The reception hall has a beautiful flagstone floor and doors radiating off to the principal reception rooms. These include a dual-aspect drawing room with an open fireplace and double doors opening onto the rear garden, a dual-aspect dining room with beautiful views across the rear garden and a delightful sitting room. There is a delightful farmhouse-style kitchen/breakfast room with a range of wall and base units, granite worktops, an AGA, and a central island. A staircase rises from the kitchen to a useful room above, currently used as a study. The ground floor accommodation is completed via the useful utility room and cloakroom.



The bedroom accommodation is split over two floors. On the first floor is the principal bedroom with an en suite bathroom and built-in cupboards. There is a further en suite bedroom with a walk-in dressing room, a further bedroom with built-in cupboards, and a family bathroom on this floor. There are two double bedrooms on the second floor. All the bedrooms to the rear have the most enviable views across the rolling countryside.



Approximate Gross Internal Floor Area
Main House: 420 sq m (4,521 sq ft)
Owl Cottage: 116 sq m (1,250 sq ft)
Outbuildings: 74 sq m (800 sq ft)
Total: 610 sq m (6,571 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Owl Cottage

Owl Cottage is accessed via the glazed atrium and has a large, stunning sitting room with a fireplace housing a log burner and a door opening on to the private walled cottage garden. The ground floor also benefits from a large kitchen and dining room. Situated on the first floor is a double bedroom and shower room. The cottage works perfectly as guest accommodation or may have the ability to provide a good rental income (subject to planning).





Gardens and grounds

Welcombe Bank Farm is approached via a long driveway flanked by fields enclosed by post-and-rail fencing. The driveway leads to a gravelled area that provides parking for several cars and access to the three garages, all of which are of good size.

The grounds are truly delightful. The rear garden, in particular, has a range of mature trees and shrub borders, well stocked with beautiful planters, providing a variety of colours that enhance the stunning setting. The garden is mainly laid to lawn with an outside dining area, and special mention should be made of the enviable views.

Services

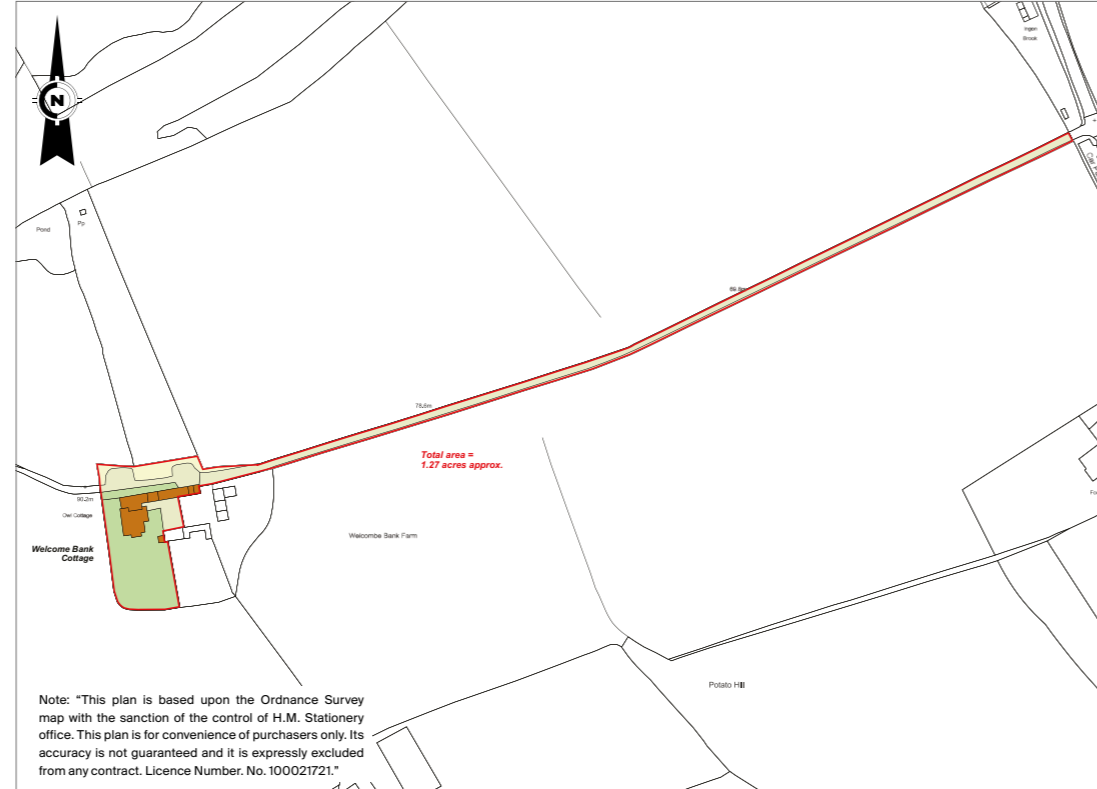
Mains electricity, gas and water are connected to the property. Private drainage. Broadband.

What3words

///decorator.spindles.widget

Viewing

By prior appointment only with the agents.



Knight Frank Stratford-upon-Avon
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I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 09 July 2024
Our reference: STR012444901

Welcombe Bank Farm, Ingon Lane, Stratford-upon-Avon, CV37 0QE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,950,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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