



SWINGLETREE

Irelands Lane, Henley-in-Arden, Warwickshire



A LOVELY BARN CONVERSION PROPERTY IN A RURAL LOCATION

Adjoining is the lifestyle business, Ireland Farm Cottages holiday let complex, which is also available for sale.



Adjoining barn with existing permission for conversion to a holiday cottage, agricultural barn and workshop barn with scope for Class Q consent for conversion to dwellings (subject to planning permission)

Attractive west-facing garden, paddock and long drive to the public road.

Distances: Henley-in-Arden 2 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles)
(All distances and times are approximate)





SITUATION

Swingletree is nestled in a most beautiful location within easy reach of Henley-in-Arden. Henley has a range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is also a wide range of shopping and recreational facilities in nearby Stratford-upon-Avon, Solihull and Warwick.

The property is ideally placed for its quiet rural location, away from public roads, yet easily accessible to Stratford-upon-Avon with its Tudor architecture, Royal Shakespeare theatres and Shakespearean connections, Birmingham and Warwick Castle, Henley-in-Arden is a sought-after town, fine dining restaurants and pubs, with golf courses nearby and horse racing at Warwick, Stratford and Cheltenham.

There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation.



Swingletree has excellent communications being well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away and Warwick Parkway Station 7 miles. There is also a train service from Henley-in-Arden to Birmingham.

THE PROPERTY

Swingletree with accommodation extending to almost 1,900 square feet, has a planning condition for occupation by someone working in agriculture or forestry or with the holiday cottage lettings business at Irelands Farm.

The property provides for a lovely home with a large dual aspect kitchen/dining room, entrance hall and cloakroom with WC opening to a reception hall/sitting room and on to the west-facing drawing room with sliding doors to the patio and with a utility room and useful store room.







To the first floor are two large double bedrooms, one with an en suite bathroom, the other with an en suite shower room. There is a third bedroom and further shower room.

GARDENS AND GROUNDS

Approached along a long concrete driveway owned by the property and shared by the adjoining properties, and with a right of way over a back drive, Swingletree then has a private drive to a private parking area. The gardens are principally lawned. The property is surrounded by attractive Warwickshire countryside, and Henley-in-Arden is within walking distance. Footpaths from the farm give access to surrounding countryside.

The property also has two substantial agricultural barns, One nearly 60 feet x 48 feet and a workshop barn about 60 feet x 19 feet offering considerable scope for running a business from home or for conversion, subject to planning permission.



A traditional double height brick barn adjoining Swingletree to the east side has permission for conversion to a holiday cottage and could be developed to produce a substantial income.

PROPERTY INFORMATION

Services: Mains water and electricity are connected to the property and currently shared with Irelands Farm Cottages. Shared private drainage Oil fired central heating.

Fixtures and fittings: The vendors solicitor will provide a schedule of items included and excluded from the sale and those available at agreed valuation.

Directions (B95 5SA)

From Stratford-upon-Avon take the A3400 north signposted to Henley-in-Arden. Continue through Wootton Wawen into Henley-in-Arden. Upon reaching the traffic lights continue along the High Street, passing the main shopping area and continue through the town. Proceed out of the town and turn right just before The Finest Catch onto Camp Lane. Proceed along Camp Lane to Irelands Lane and the entrance to Irelands Farm drive will be found on the left.

What3words: ///hawks.task.coasting

Tenure: Freehold

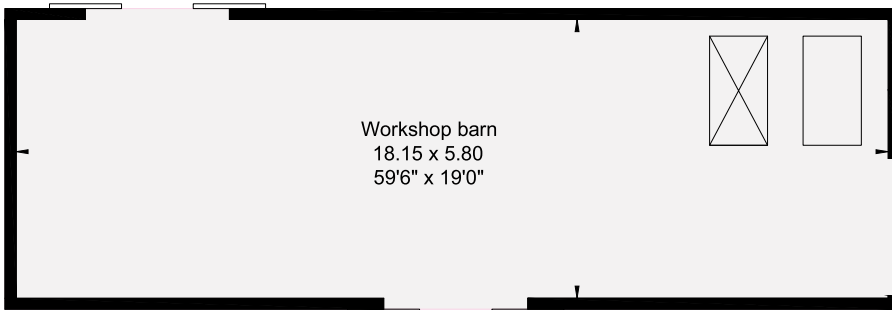
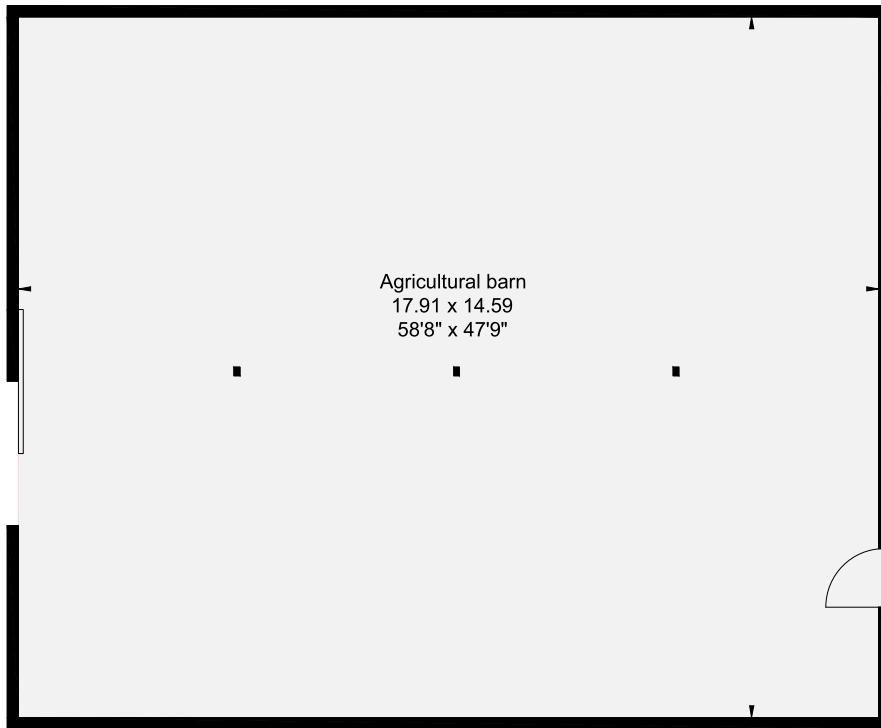
Local Authority: Warwick District Council: 01926 410410

Council Tax: Band E

EPC rating: D

Viewing: By prior appointment only with the agents,





Outbuildings

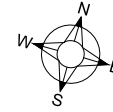
Not shown in
actual location /
orientation

Approximate Gross Internal Area = House: 175 sq m (1,884 sq ft)

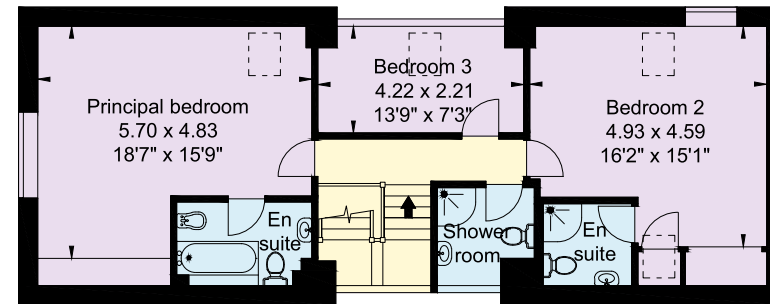
Attached Barn: 27 sq m (291 sq ft)

Outbuildings: 375 sq m (4,036 sq ft)

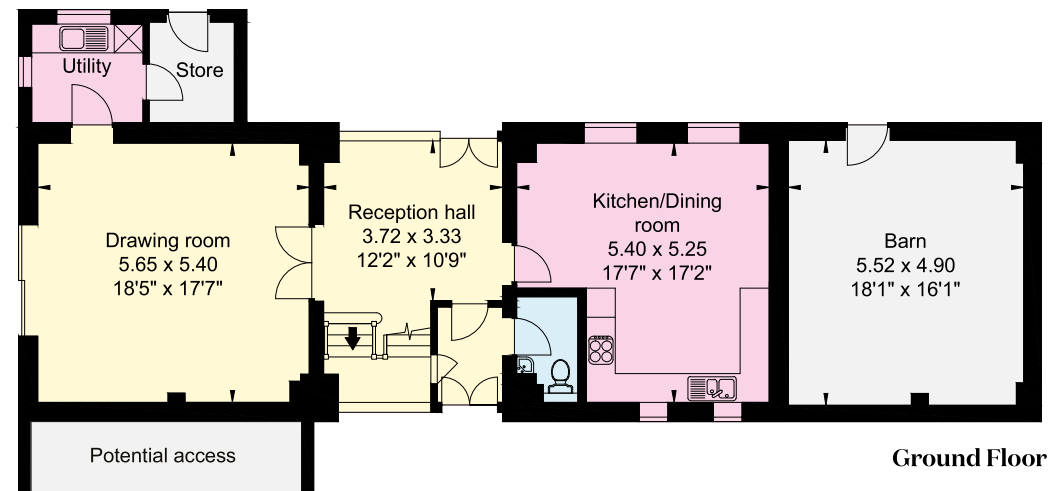
Total: 577 sq m (6,211 sq ft)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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Date: 04 June 2025
Our reference: STR012501206

Swingletree, Irelands Farm, Irelands Lane, Henley-in-Arden, B95 5SA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of **£770,000**.

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

A stylized, handwritten signature of "Knight Frank" in black ink.

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