



## IRELANDS FARM COTTAGES

Irelands Lane, Henley-in-Arden, Warwickshire





# A WONDERFUL COMPLEX OF TRADITIONAL FARM BUILDINGS PROVIDING A LIFESTYLE BUSINESS WITH DEVELOPMENT POTENTIAL

Also available Swingletree, adjoining, a three bedroom barn conversion with further outbuildings ideal as an owners home to manage the holiday let complex

## Summary of accommodation

**Laburnum Cottage:** Reception room | Two bedrooms | Two bathrooms

**Lily Cottage:** Reception room | Three bedrooms | Two bathrooms

**Hazel Cottage:** Reception room | Bedroom | Bathroom

**Bramble Cottage:** Reception room | Bedroom | Bathroom

**Bullrush Cottage:** Reception room | Two bedrooms | Bathroom

**Milking Parlour Barn:** About 1,150 square feet, with existing permission for conversion to holiday cottages, and with scope for Class Q consent for conversion to a dwelling (subject to planning permission)

Communal courtyard, laundry and store, parking and gardens

**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

Irelands Farm Cottages are 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.

For holiday visitors the site is ideally placed for its quiet rural location, away from public roads, yet attractions easily accessible include Stratford-upon-Avon with its Tudor architecture, Royal Shakespeare theatres and Shakespearean connections, Birmingham has much to offer including the Symphony Hall, Sea Life centre and National Exhibition Centre. Warwick Castle and a selection of National Trust properties, fine dining restaurants and pubs, golf courses, 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. The cottages have 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

The holiday let business has been run for a number of years by the present owners, and offers an opportunity to a buyer to grow the business and increase income. Further information can be found on the website [ifcottages.com](http://ifcottages.com)

This historical setting amidst fields and woodlands is a peaceful place to unwind and relax. Converted from the original farm stables, milking parlour and haylofts, the cottages are individually styled and full of rustic charm. Kitchens are well equipped and living areas are cosy and comfortable.



Laburnum Cottage



Laburnum Cottage



Laburnum Cottage



Laburnum Cottage



Laburnum Cottage



Laburnum Cottage



Laburnum Cottage





Lily Cottage



Lily Cottage



Lily Cottage



Lily Cottage





Hazel Cottage



The cottages are built of brick under tiled roofs, are fully furnished and have patios and gardens, with hardwood doors and double glazed windows and roof lights. The cottages are well-designed and on two stories, with a ground floor bedroom and bathroom in both Laburnum Cottage and Lily Cottage suitable for visitors with limited mobility. The cottages range in size from 560 square feet in Hazel Cottage to Laburnum Cottage which is approaching 1,000 square feet. Some rooms are vaulted and have exposed timberwork and roof trusses.

Hazel Cottage



Hazel Cottage



Hazel Cottage





Bullrush Cottage



Bullrush Cottage



Bullrush Cottage



Bullrush Cottage



Bullrush Cottage



Bullrush Cottage



Bullrush Cottage





The former milking parlour has considerable scope for development, and planning permission is already approved for conversion to holiday cottages. There may also be scope for Class Q development, subject to planning approval. The milking parlour also has a garden to the rear.

## GARDENS AND GROUNDS

There is a parking area with parking spaces for each cottage, and a shared central courtyard and private patios with a shared garden area behind the cottages and incorporating a former brick-built pig sty outbuilding in a small fenced paddock. Off the courtyard is a laundry and store. Laburnum Cottage has a private rear garden and boundary hedge.

The cottages are surrounded by attractive Warwickshire countryside, and Henley-in-Arden is within walking distance. Footpaths from the farm give access to surrounding countryside.

## SWINGLETREE

Swingletree, a three bedroom barn conversion in the farmyard complex is also available to purchase as a home in conjunction with the cottages, and also has an adjoining barn with consent to create a further holiday cottage, a detached farm workshop and agricultural barn with scope for Class Q conversion to two further dwellings (subject to planning permission).



Former Milking Parlour



# PROPERTY INFORMATION

**Services:** Mains water and electricity are connected to the property and currently shared with Swingletree. Shared private drainage. Laburnum Cottage has oil fired central heating, the other cottages have LPG central heating. Access is by a shared drive with Irelands Farm Cottages responsible for 25% of the maintenance.

**Fixtures and fittings:** The holiday let cottages are available fully furnished to enable a purchaser to continue with the business uninterrupted. The vendor's solicitor will supply a list of items included in the sale.

**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

**Rateable Value:** £4,141.70, rates currently payable

## EPC Ratings:

Laburnum Cottage – D

Lily Cottage – E

Hazel Cottage – E

Bramble Cottage – E

Bullrush Cottage – E

**Viewing:** By prior appointment only with the agents.



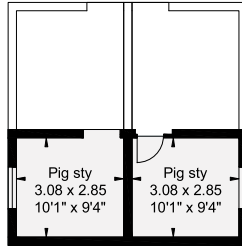


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



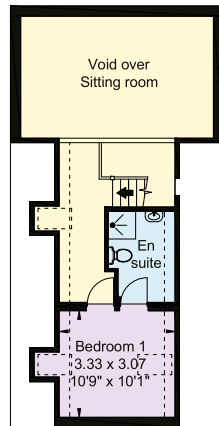
**Milking parlour with  
planning approval  
for 2 holiday cottages**

**Outbuilding**

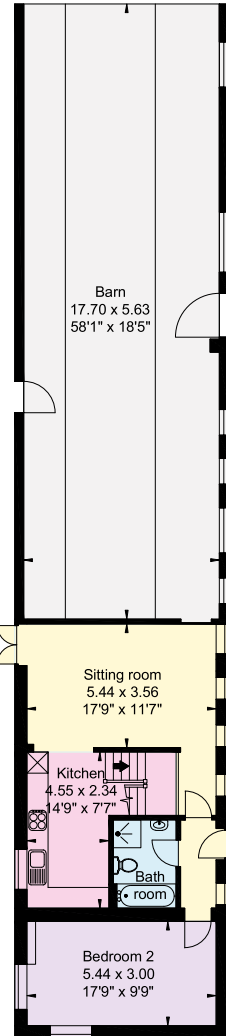


Not shown in  
actual location /  
orientation

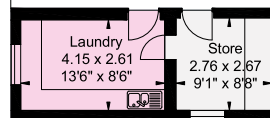
Denotes restricted  
head height



**Laburnum Cottage  
First Floor**



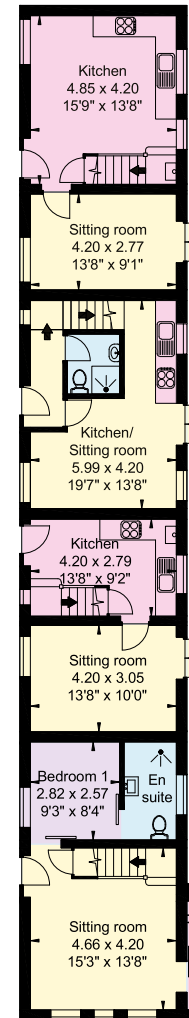
**Laburnum Cottage  
Ground Floor**



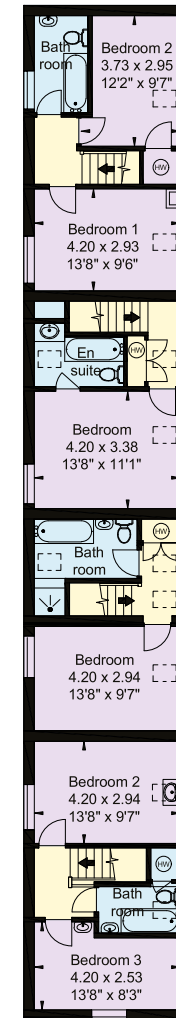
**Outbuilding**

Approximate Gross Internal Area  
 Laburnum Cottage: 90 sq m (970 sq ft) exc Void  
 Lily Cottage: 75 sq m (808 sq ft)  
 Hazel Cottage: 52 sq m (560 sq ft)  
 Bramble Cottage: 50 sq m (538 sq ft)  
 Bullrush Cottage: 66 sq m (711 sq ft)  
 Outbuildings: 137 sq m (1,475 sq ft)  
 Total: 470 sq m (5,062 sq ft) inc. restricted head height

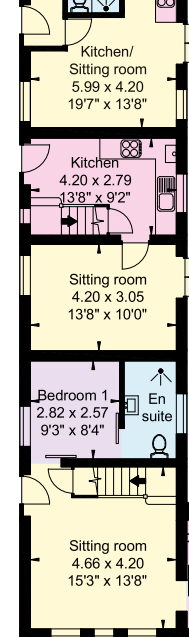
**Bullrush Cottage  
First Floor**



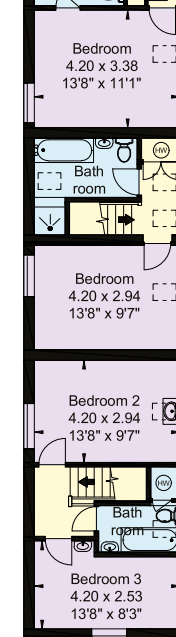
**Bullrush Cottage  
Ground Floor**



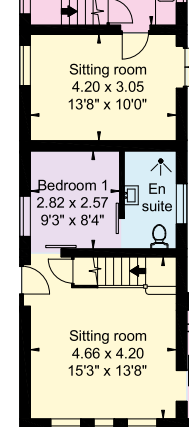
**Bramble Cottage  
First Floor**



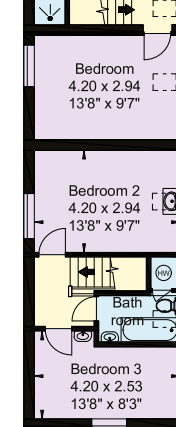
**Bramble Cottage  
Ground Floor**



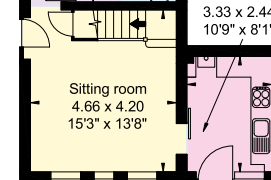
**Hazel Cottage  
First Floor**



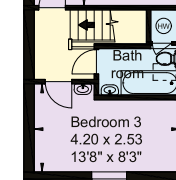
**Hazel Cottage  
Ground Floor**



**Lily Cottage  
First Floor**



**Lily Cottage  
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: STR01242222

## Irelands Farm Cottages, 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 **£900,000**.

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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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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