



THE FARMHOUSE

Yarningale Common, Warwickshire



A RARE OPPORTUNITY TO TRANSFORM THIS CHARMING GRADE II LISTED HOME.

Ideally situated in a sought-after location full of character and offering huge potential, it's the perfect project for those looking to create their dream home

		
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Distances: Warwick & Warwick Parkway Station 6 miles (trains to London Marylebone from 80 mins and to Birmingham from 36 mins) M40 (J15) 5 miles, Stratford-upon-Avon 8 miles, Birmingham 18 miles
Birmingham International Airport and railway station 15 miles
(All distances & times are approximate)

SITUATION

The Farmhouse is situated on a quiet no-through lane in the picturesque hamlet of Yarningale Common, neighbouring the highly desirable village of Claverdon. This sought-after location combines rural charm with excellent connectivity, providing easy access to the motorway network, major Midlands centres, and a wide range of respected schools—including Claverdon Primary, Warwick Prep & Public Schools, King’s High School for Girls, The Croft Prep, and the grammar schools of Stratford-upon-Avon.

Just eight miles from the cultural hub of Stratford-upon-Avon, with its world-renowned theatres, the area also boasts superb leisure options—golf at Ardencote Country Club, racecourses in Warwick and Stratford, and the stunning Cotswolds just a short drive away. For food lovers, a selection of acclaimed country pubs are within walking distance, offering excellent dining in a relaxed setting.

THE PROPERTY

The Farmhouse presents an excellent opportunity to acquire a charming Grade II listed home requiring modernisation and refurbishment. Offering considerable potential, the property currently features an entrance hall, sitting room, snug, breakfast kitchen, study, boot room, and ground-floor shower room.

The first floor includes two double bedrooms, a through room suitable for use as an additional bedroom, and a family bathroom. Despite requiring work, the property retains a wealth of original character, including open fireplaces and exposed timbers, providing a wonderful foundation for sympathetic restoration.

The Farmhouse has several outbuildings and large, mainly lawned gardens with pretty views.





PROPERTY INFORMATION

Services: Mains water and electricity are connected to the property. Air source central heating. Private drainage.

What3Words: ///pheasants.glossed.outs

Tenure: Freehold

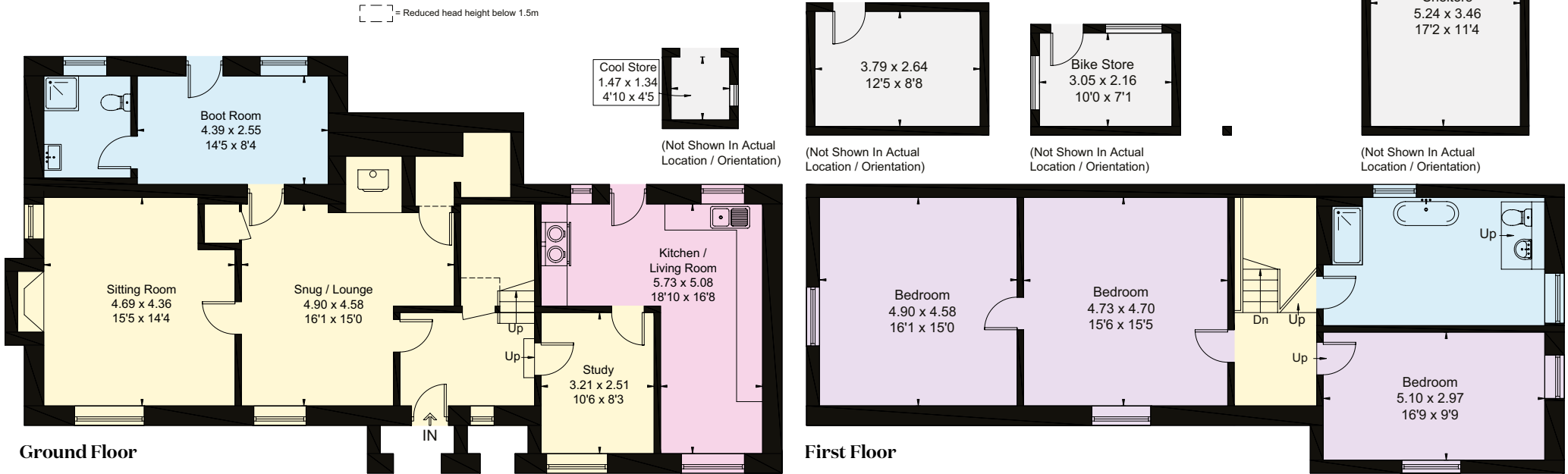
Local Authority: Stratford-on-Avon District Council: 01789 267575

Council Tax: Band G

Viewing: By prior appointment only with the agents.

Please note that planning permission and LBC has been granted for timber window replacement and formation of two new openings for French casements off the rear lounge and removal of a mantelpiece - Reference No: 23/02892/FUL . Planning permission and LBC (now lapsed) was also granted for the construction of a new single-story extension to form a kitchen along with internal and external repairs to Yarningale Farm – Reference No: 20/01200/FUL. All details can be found at: <https://apps.stratford.gov.uk/eplanningv2/Home/PropertyResult>

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



I would be delighted
to tell you more.

Will Ward-Jones

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Date: 10 June 2025
Our reference: STR012596223

The Farmhouse, Yarningale Lane, Yarningale Common, Warwick, CV35 8HW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £650,000.

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.



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