



CHURCH BANK FARMHOUSE

Binton, Warwickshire



A LOVELY LISTED STONE- BUILT FARMHOUSE, ANNEXE, PERIOD BARN AND OUTBUILDINGS

With far-reaching south-facing countryside views with huge scope to improve to create a fine family home.
Offering extensive accommodation with period features, in an elevated position with a large garden
and surrounded by protected land held by the Heart of England Forest.

Summary of accommodation

Five bedrooms | Three bathrooms | Four reception rooms | Garden | Garage | Outbuildings | Pond

Annexe: Bedroom | Bathroom | Reception room

About 1.2 acres

Distances: Stratford-upon-Avon 4 miles, Warwick 13 miles

Warwick Parkway Station 13 miles (trains to London Marylebone from 80 mins)

M40 (J15) 10 miles, Birmingham 25 miles

(All distances and times are approximate)



LOCATION

Binton is an attractive village with stone and brick-built properties. The village has a parish church and village hall, and both Welford-on-Avon and Bidford-on-Avon nearby have a range of shops, schools and other facilities. Stratford-upon-Avon, with its Shakespearean heritage, is about 5 miles away.

There is an excellent range of state, grammar and private schools in the area to suit most requirements. There is a primary school at Temple Grafton and Welford-on-Avon nearby, Stratford and Alcester grammar schools and The Croft Prep School in Stratford-upon-Avon, Warwick Prep School and Public School in Warwick, with school buses to Warwick, Alcester and Stratford from the village. The M40 is readily accessible, and Birmingham, Coventry and Warwick are all within easy commuting distance. The Cotswolds lie a short distance to the south.

There are a number of golf courses in the area. Racecourses at Stratford-upon-Avon, Warwick and Cheltenham and leisure facilities at Stratford-upon-Avon.

THE PROPERTY

The Grade II listed Church Bank Farmhouse and its associated barn, annexe, and garden offer a rare opportunity to create a handsome detached dwelling with an annexe and with a stone, brick and timber-frame barn with scope for ancillary use associated with the farmhouse as additional accommodation, party room/games room or home office.

With mellow lias elevations clad with wisteria, the farmhouse, which, with attached outbuildings, extends at about 5,146 square feet (478 sq m) of accommodation, has been empty since January 2025 and last occupied in two halves by the extended farming family, the farmhouse is well-preserved, and although requiring significant updating, is a project waiting for a new buyer to enjoy.



The principal bedrooms and reception rooms face south, overlooking the mature garden and the view of the Cotswolds, some of which have window seats. Off the hall is a family room, with wood burner to the fireplace, dual aspect sitting room with a fine brick and stone fireplace and ceiling timbers, dining room with window seat and shutters and fireplace with stone surround, drawing room with a brick fireplace, but with an inglenook behind waiting to be revealed. The kitchen and utility room/ second kitchen farm office are accessed externally, and extensive back offices include a boot room, scullery, and stores, again with a concealed fireplace with range, copper, and bread oven.

The first floor accommodation accessed by two staircases is currently temporarily divided but can easily be reconnected, with five bedrooms and three bathrooms and a large landing to the west end with restricted ceiling height. The principal bedroom gets the best of the views.







Approximate Gross Internal Area
House: 478 sq m (5,146 sq ft) inc. attached outbuildings
Annexe/Attached Garage: 56 sq m (603 sq ft)
Outbuildings: 415 sq m (4,468 sq ft) exc. Void
Total: 949 sq m (10,217 sq ft)

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.



OUTBUILDINGS

Across the back yard is a detached one-bedroom annexe, also requiring renovation, and an attached garage.

Across the drive, backing on the traditional duck pond is a detached open-fronted former cart barn that can provide additional garaging with stables/stores at either end.

To the east side of the house is a fine, large double-height barn, requiring renovation, with central driftway, over 60 feet long and 20 feet wide, with steps down to stores at the south end with a loft over and with a barn and stores with loft above to the south end, and with lean-to additions all offering tremendous potential. (More modern building to the east of the barn has been retained by the vendor as a tree nursery, with a separate access).









GARDENS AND GROUNDS

The property has two accesses to a parking area behind the house. The first part of both accesses are shared with neighbouring properties. There are stunning views over the surrounding Warwickshire countryside.

The garden is lawned, with fine trees and shrubs including a cedar, laburnum, cascading pear, evergreens, yew and apple and with a stone garden wall to the east side and against the lane. There is a rockery, greenhouse and former privy/ store.





PROPERTY INFORMATION

Services: Mains water, drainage and electricity are connected to the property: oil-fired boiler and a former biomass boiler.

Tenure: Freehold

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

Council Tax: Band G

EPC: E

Directions (CV37 9TJ)

What3words ///office.tinny.towers

Viewing: By prior appointment only with the agents.





I would be delighted
to tell you more.

James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 18 June 2025
Our reference: STR012556205

Church Bank Farmhouse, Church Bank, Binton, Stratford-upon-Avon, CV37 9TJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,300,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789 206 950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789 206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24