



Camp Hill House
Beausale
Warwickshire



Camp Hill House

Kites Nest Lane, Beausale

A beautiful Listed 17th century farmhouse in an elevated position with cottage and granary, gardens and paddocks on the site of an Iron Age Hill Fort and Roman settlement

As a whole or in 3 lots

Camp Hill House: Hall. Cloakroom. Drawing room. sitting room. dining room. study. Kitchen/breakfast room. utility room. pantry. Wine cellar. 6 first floor bedrooms. Bathroom and two shower rooms (one en suite). 2nd floor bedrooms 7 & 8 with dressing rooms, games room and store.

Garaging for 5 cars and store. gardens paddocks, courtyard. In all about 5.57 acres

Camp Hill Farm Cottage: Hall. cloakroom. dining room. sitting room. kitchen. 2 bedrooms. bathroom. about 980 sq ft. double garage. garden. In all about 0.11 acre

Camp Hill Granary: Dating from the last century with Dining hall. Sitting room. kitchen/breakfast room. cloakroom. Ground floor bedroom 1 and en suite bathroom. First floor bedrooms 2 & 3, dressing room and shower room. about 1,550 sq ft Long garden and double garage. In all about 0.29 acre



Stratford-upon-Avon
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Camp Hill House and cottages are situated around a large courtyard on Kites Nest Lane in open countryside with views towards Kenilworth Castle in an unspoilt location, close to the charming village of Beausale. Beausale is situated in an elevated position close to Warwick and Leamington Spa where there is an excellent range of shopping and recreational facilities.

There is a good primary school at Hatton and in the area there are state, private and grammar schools to suit most requirements, including primary schools in Kenilworth with excellent reputations, Crackley Hall School on the outskirts of the town. Warwick Prep and Public schools and King's High School for Girls in Warwick. Solihull and Bromsgrove public schools, Bablake and King Henrys in Coventry are also accessible.

Beausale is well placed for access to the Midlands by road, rail and air links.

Local golf courses include The Warwickshire Golf and Country Club at Leek Wootton, Kenilworth and Stratford-upon-Avon. There are race courses at both Warwick and Stratford-upon-Avon, which is also the home of the Royal Shakespeare Theatre. Warwick Arts Centre within Warwick University provides a wide cultural calendar.





Raised at a higher level than the courtyard and cottages, Camp Hill House is listed Grade II as being of Special Architectural or Historic Interest.

The property has a timeless quality and maturity of setting which is hard to find. Dating from the late C16/early C17 this timber-framed house has red brick infill panels and a stone plinth, with a steeply pitched hipped plain tile roof and is gabled at rear. Oak front door and rebuilt brick ridge chimney stacks. The house is situated on the edge of an Iron Age hill-fort and site of a Roman settlement and links to the Civil war siege of Kenilworth Castle.

The house is timber framed and brick on a stone plinth and has retained many traditional architectural features. The interior has ledged and boarded doors, wide oak floorboards, chamfered and end stopped beams. Original partition walls, exposed ceiling timbers, oak and leaded windows and a barrel vaulted cellar. The hall has a flagstone floor.



Warwick Parkway Station 4 miles (trains to London Marylebone from 69 mins and to Birmingham), M40 (J15) 4 miles, Warwick 5 miles, Leamington Spa 7 miles, Coventry 12 miles (trains to London Euston from 65 mins), Stratford-upon-Avon 12 miles, Birmingham International Airport 12 miles. (distances and time approximate).





There are four reception rooms accessed off the hall which has a curved staircase rising to the first floor and kitchen/ breakfast room with an oil fired Aga, with a useful utility room and pantry off. The sitting room and drawing room have inglenook fireplaces and windows to two sides and woodburners. The study has an unusual curved wall to the hall.

The six first floor bedrooms are accessed off the landing. The dual aspect Principal bedroom has an en suite shower room. The second floor lends itself to additional bedrooms, games or hobbies room, but would work very well for home office and remote working.

Gardens and grounds

There is a detached double garage and workshop store by the house and a further triple garage in the range in the courtyard. The courtyard provides ample additional parking.

The house has attractive mature gardens with a pond which is the remaining section of the historic defensive moat that encompasses part of the property and neighbouring hilltop field. There is a small paddock behind the Cottage and a 4-acre field beyond with frontage to the lane.

Camp Hill Cottage

Camp Hill Cottage also dating from the beginning of the 17th century is a delightful two bedroom cottage with a garden to the rear and double garage, which is ideal for extended family, rental or guests, but can also be available separately from the main house.

Camp Hill Granary

On the opposite side of the courtyard is the larger three bedroom Camp Hill Granary, with a long rear garden and double garage, with a ground floor bedroom and bathroom for older relatives or visitors as well as a study/home office and two first floor bedrooms, shower room and dressing room/bedroom 4; again available with the main house or separately.

Services

Mains electricity and separately metered water are connected to the properties. Communal private drainage system. LPGas central heating. The properties benefit from three solar arrays, reducing the cost of electricity to the properties and benefiting from Feed In Tariff payments of approximately £3,000 per annum which will be apportioned between the properties. Broadband available.







Camp Hill House, Beausale

Gross internal area (approx):

Main House: 398 sq m (4,285 sq ft)

The Granary: 144 sq m (1,550 sq ft)

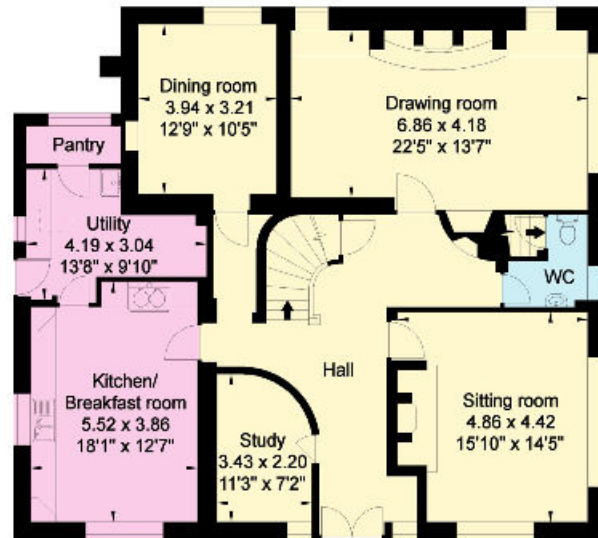
The Cottage: 91 sq m (980 sq ft)

Outbuildings: 174 sq m (1,874 sq ft)

Total: 807 sq m (8,689 sq ft)

For identification only. Not to scale

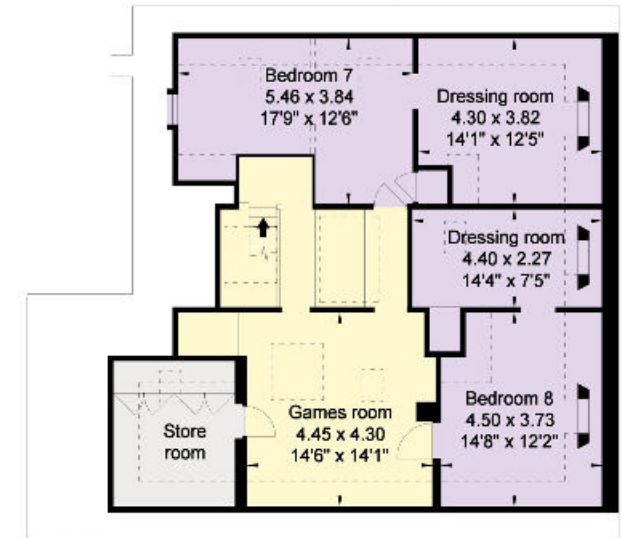
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Main House
Ground floor

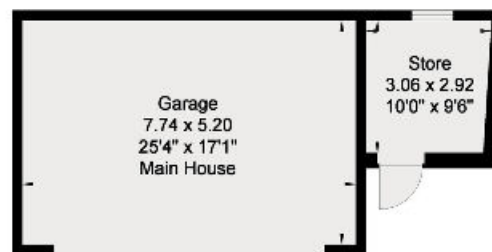


Main House
First floor

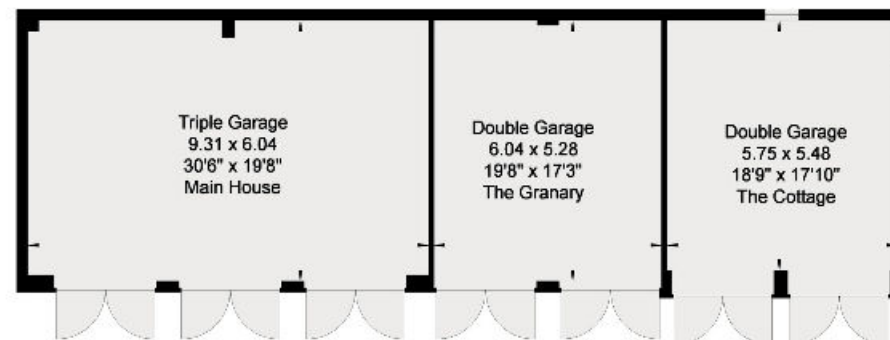


Main House
Second floor

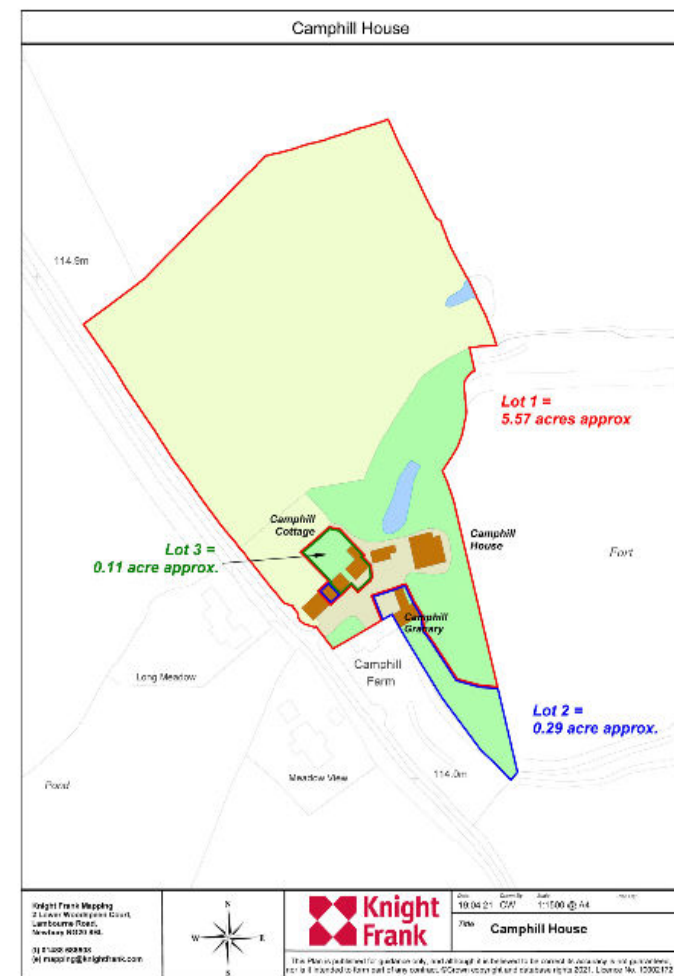
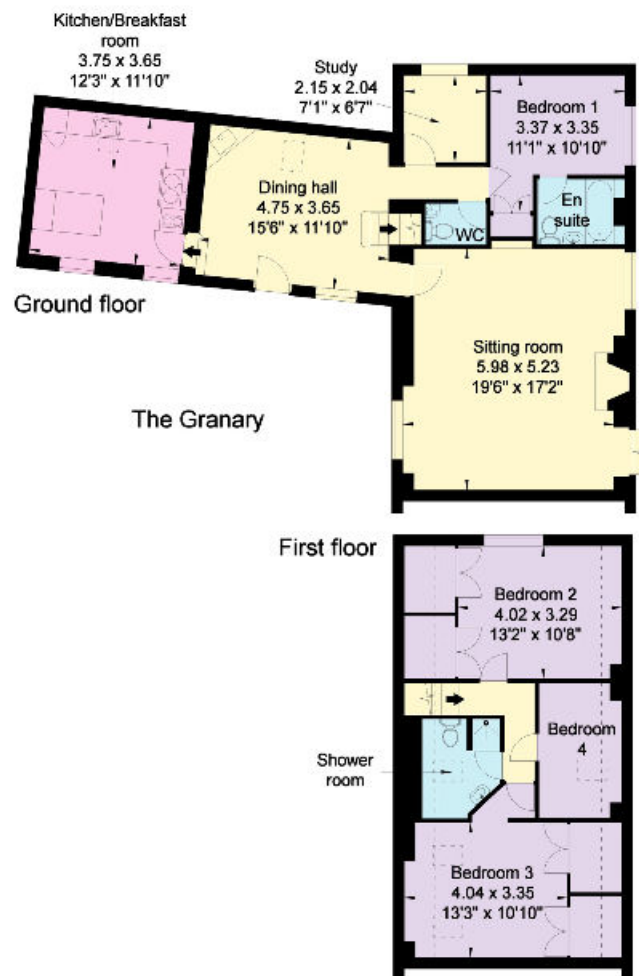
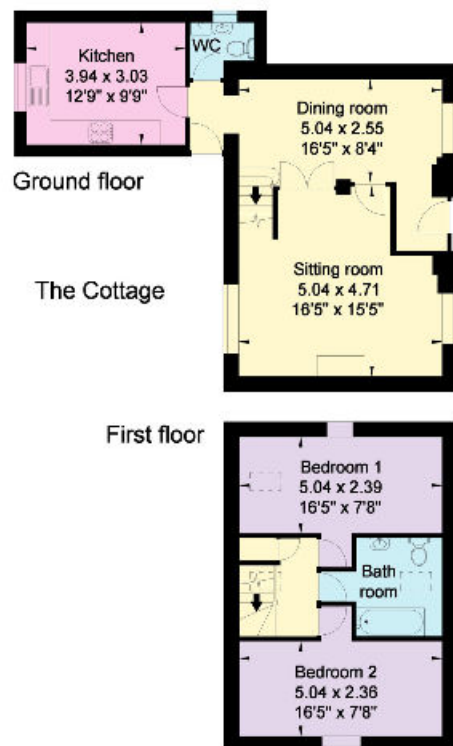
Denotes restricted
head height



Outbuildings



Main House
Cellar





Directions (CV35 7BF)

From the M40 (J15) take the A46 towards Coventry and take the first exit signed Warwick Parkway Station, onto the A4177 and continue for a mile. Turn right, signed to Beausale, onto Brownley Green Lane and at the next fork bear right into Kites Nest Lane. Proceed along the lane, forking right at the next junction, still on Kites Nest Lane and the entrance to Camp Hill House and cottages will be found on the right.

Terms

Tenure: Freehold

Local Authority: Warwick District Council. Telephone 01926 410 410

Council Tax Bands:

Camp Hill House Band G

The Granary Band G

The Cottage Band D

Viewing

By prior appointment only with the agents.

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

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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Particulars dated April 2021. Photographs and videos dated March 2021 and xxx.

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