



Cryfield Grange Farmhouse  
Cryfield Grange Road | Kenilworth | Warwickshire | CV8 2JU

FINE & COUNTRY

# CRYFIELD GRANGE FARMHOUSE



*Nestled amidst the picturesque landscape of Warwickshire in Gibbet Hill, is where Cryfield Grange Farmhouse stands as a timeless testament to history and grandeur. This magnificent Grade II Listed property, dating back to the year 1280, beckons to those who seek the unique opportunity to restore and modernize a piece of living history, with no onward chain in just over an acre of grounds.*



# KEY FEATURES

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## Ground Floor

Set upon over an acre of land is Cryfield Grange Farmhouse, with its mature south-facing gardens, tennis court, brick-built outhouses, two double garages, and charming outbuildings. A stately pond graces the property, reflecting the serenity of its surroundings, while ample off-road parking welcomes you upon arrival and the double garages.

Stepping through the aged threshold, one is immediately enveloped in the rich character and charm that defines this historic residence. With seven bedrooms split into two abodes, these homes boasts an abundance of living space suitable for a families of any size and incorporating multi-generational living. Its conversion into two distinct dwellings lends versatility to this grand estate.

The first residence offers a captivating journey through time, with an entrance hallway, a welcoming kitchen, an elegant dining room, and a study that bears witness to centuries of knowledge. A further reception room beckons moments of contemplation, while a utility room caters to modern convenience. A jewel of this home is the indoor swimming pool, drained but brimming with potential.

Ascending the grand staircase, you'll discover four double bedrooms, each a sanctuary of comfort and history. Three of these bedrooms boast en-suites, a touch of modern luxury nestled within the timeless walls.

The second residence exudes contemporary elegance, featuring a recently fitted kitchen and a spacious living room adorned with original beams and open fireplace, creating a harmonious blend of old and new. Ascending to the upper floor, three double bedrooms await, with the master bedroom offering the indulgence of a walk-in wardrobe and en-suite shower room.



























## OUTDOOR SPACE, GARDENS, AND GROUNDS

As you explore the estate's surroundings, a gated driveway leads to the front of the property, with two double garages and numerous brick-built large outbuildings ripe for conversion or storage. The mature south-facing rear garden beckons with its lush lawns, shaded by ancient trees and adorned with fragrant shrubs. The tennis court adds a sporty touch, while a picturesque pond and a paved patio area stand ready for al fresco dining and outdoor gatherings.

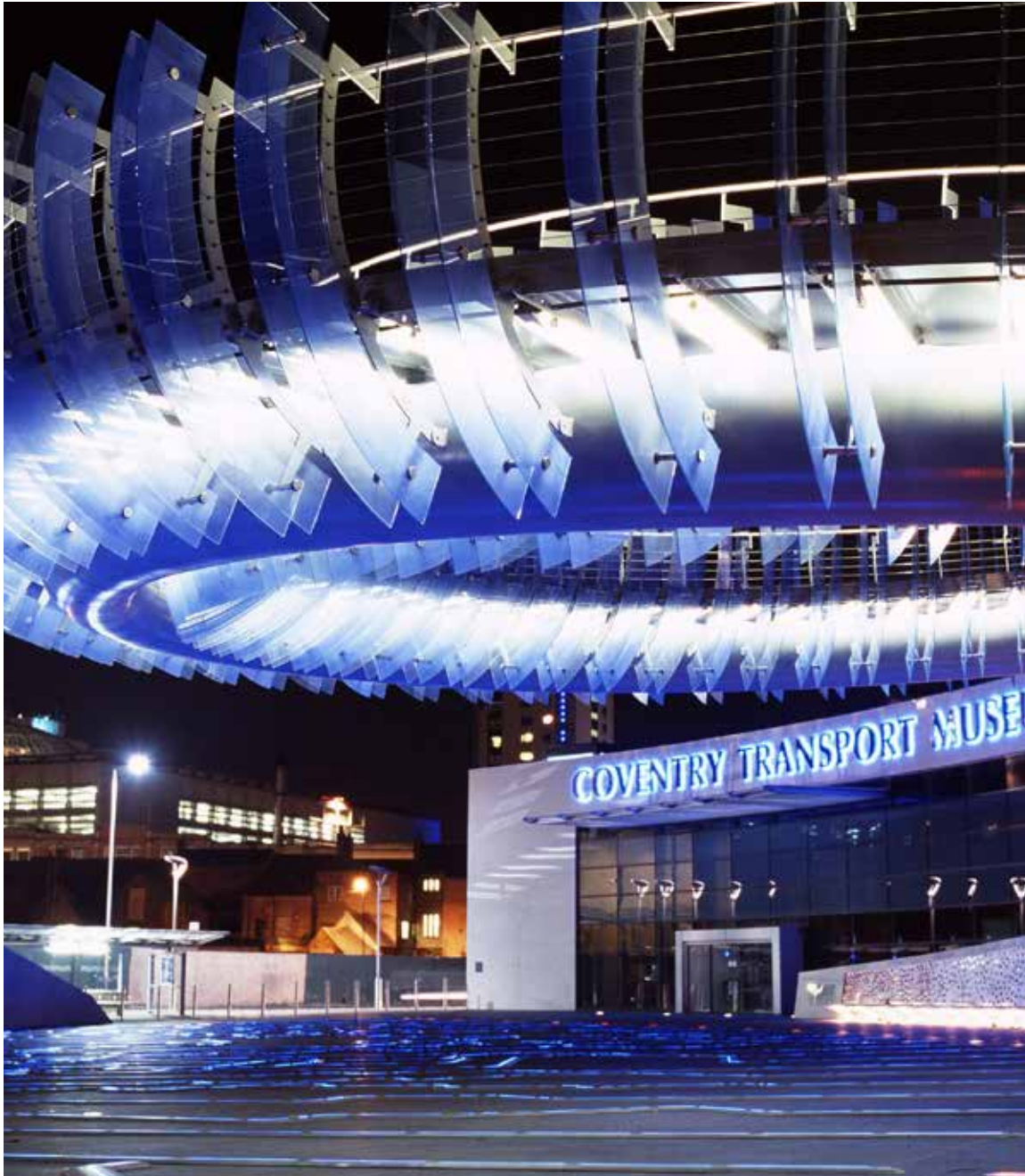
Cryfield Grange stands not only as a testament to the past but as a canvas for your dreams of a harmonious blend of history and modern living. This home is an invitation to restore and reimagine a piece of Coventry's heritage.











## LOCATION

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Gibbet Hill is an enchanting locale nestled in the highly coveted outskirts of Coventry, offering an ideal blend of history and modern convenience. This picturesque area is situated to the south of Coventry and to the north of Kenilworth, creating a unique geographical advantage. Its close proximity to the prestigious University of Warwick, along with the presence of excellent schools and various local amenities, makes it a truly sought-after neighbourhood.

The name "Gibbet Hill" resonates with historical echoes, recalling the English gibbet, pronounced as "JIB-bet." In ages past, this hill stood as a prominent landmark, serving as a focal point for the community. Over time, it has evolved into a symbol of resilience and transformation, reflecting the dynamic spirit of Coventry. Today, Gibbet Hill offers a tranquil setting with picturesque views and a sense of connection to the city's storied past. Its historical significance adds depth and character to the area, inviting residents to explore and appreciate its enduring allure.

Gibbet Hill Road, the main thoroughfare within this neighbourhood, is lined with a collection of stately, large detached properties. Many of these homes have stood the test of time, dating back to before 1930. Their enduring charm and architectural character lend a timeless quality to the area. In addition to Gibbet Hill Road, nearby roads like Kenilworth Road and Cryfield Grange Road also contribute to the area's allure, collectively forming what is often recognized as Coventry's premier residential location along the Warwickshire border.

This community not only boasts a rich history but also offers a tranquil and picturesque environment for its residents. The presence of elegant, well-preserved homes, coupled with the convenience of modern amenities, makes Gibbet Hill a truly exceptional place to call home. Whether you're captivated by its historical roots, its proximity to the University of Warwick, or its idyllic residential charm, Gibbet Hill presents an alluring blend of the past and the present.





**Services**

The property is believed to be connected to mains electricity and water. There is a septic tank for drainage and an LPG for heating.

**Health and safety**

Please do not cross the wooden bridge as it may be unstable.

**Notes**

There are covenants on the property. Please contact us for more information.

**Local Authority**

Warwick District Council

**Council Tax Band H**

**Tenure**

Freehold

**Viewing Arrangements**

Strictly via the vendors sole agents; Fine & Country Leamington on 01926 455950 & James Pratt on 07540 649103

**Website**

For more information visit [www.fineandcountry.com/uk/coventry](http://www.fineandcountry.com/uk/coventry)

**Opening Hours**

Monday to Friday	9.00-17.30
Saturday	9.00-16.30
Sunday	By Appointment Only



Approximate Gross Internal Area  
 Cellar = 25.53 sq m / 275 sq ft  
 Ground Floor = 318.61 sq m / 3430 sq ft  
 First Floor = 211.79 sq m / 2280 sq ft  
 Outbuilding = 75.02 sq m / 808 sq ft  
 Garage = 49.75 sq m / 536 sq ft  
 Total Area = 680.70 sq m / 7329 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



EPC Exempt  
 Council Tax Band: H  
 Tenure: Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## JAMES PRATT PARTNER AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost 20 years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine & Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine & Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine & Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://www.fineandcountry.com/uk/foundation)

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