



Hunningham Hill Farm  
Hunningham | Leamington Spa | Warwickshire | CV33 9EQ

FINE & COUNTRY



# HUNNINGHAM HILL FARM



*Hunningham Hill Farm is a beautiful Grade II Listed farmhouse, parts of which date back to the 17th century, situated in an elevated position with stunning far-reaching views across the Warwickshire and Northamptonshire countryside.*





# KEY FEATURES

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The farm was meticulously restored and modernised around 15 years ago, and beautifully melds the romanticism of the old with the practicality of the new, creating a unique and charming home. It has five bedrooms, four reception rooms, and a separate annex - a converted coach house - which provides an additional flexible living space of 800 sq. ft. Outside there is a double garage, a summer house and various brick/wood storage and workshop buildings, all set within circa six acres of gardens and grounds.

## Accommodation summary

### Ground Floor

Entering via the main door, you are greeted by carefully restored blue and cream chequered flagstones in the receiving hall. To the left is the light-infused lounge, overlooking the gardens. The large fireplace presently houses a Clearview wood burner. Opposite, you will find a cosy, rustic, oak beamed family room, with an abundance of stripped pine inbuilt storage, a Clearview wood burner, and with access to the southern terrace via French doors. To the right, the hall leads to the spacious dining room whose large inglenook fireplace now houses an antique restored Victorian range. There is access here to the southern terrace, and to the country kitchen. The kitchen is equipped with a modern Lacanche cooker, traditional oak and pine handmade units and work surfaces, and reveals ancient beams and wooden framework. The kitchen leads both to the old dairy - now a highly characterful breakfast and utility space with larders and extensive hand-crafted storage units - and via another door to a boot room and W/C. The boot room leads to the back door and the little west facing terrace; the old dairy, via French doors, leads to the large sunlit terrace by the formal gardens.



























### First Floor

The original 17th century building was gradually extended in the Victorian period and during the 2005-2007 restoration. As a result, there are now two stairways giving access to the first floor.

The more formal main staircase in the hall leads up to the new oak landing where you will find the airy, large main bedroom, beautifully presented with built-in hand-made oak wardrobes, exposed beams within the high ceiling, restored elm wood floors and iron work fireplace. Next to the bedroom is a spacious bathroom with bath, sink, and shower, and a separate toilet. A little further along, there is the second bedroom, with iron fireplace and storage, and which is also fully connected to be used as a small study or workroom. At the other end of the landing, there is a spacious, high-ceiling double bedroom with its own ensuite bathroom. This bedroom gives access, if required, to the oldest part of the property, the cross-wing, via a connecting door.

The cross-wing was the original 17th century farmhouse. It is normally accessed via the old enclosed wooden staircase leading up from the kitchen. In this part of the property there are two stunning wooden framed double bedrooms (the framework justifying the listing), with original oak floors, storage, and one with vanity unit. Off the small landing, there is a shower room and a separate toilet, making this area wholly self-contained if desired.

















## Annex

The “annex” (on the driveway to the farm) is a large, converted brick coach house with extensive oak beams, oak floor with underfloor heating, a fully equipped open plan kitchen, a separate toilet and shower, and extensive built-in storage. It is presently used as a study and library, and as a music and film room.









## Outside

The farm's grounds contain formal gardens, terraces, and patios, a well-managed fruit and nut orchard, a large lawn, a productive kitchen garden, and a private nature reserve, all connected by a network of paths. The present owners, through re-wilding and conservation management, have created a magical nature reserve rich in wildlife and species diversity. It includes a small mature copse, new mixed woodland and scrub, wildflower meadows and a eutrophic pond. It is a special place to live, amongst thriving wildlife, to the sound of continuous and varying bird song, and with views toward Wappenbury Wood in the North and to the Shuckburgh Hills in the East. The various outside storage and workshop buildings provide very flexible and practical spaces for all sorts of activities. The farm is self-sufficient in firewood and has its own (fully covered) well, giving it an additional independent source of water. The gardens have also been featured in, and opened for, the National Open Gardens Scheme.











# LOCATION

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Hunningham is one of Leamington's most sought-after villages. It is a small village and civil parish in Warwickshire, 3 miles to the north-east of Leamington Spa, within the Radford Semele ward.

In 2005 the village population was 198. Hunningham village is part of the Manor of Hunningham. The history of the Manor of Hunningham is of great interest because it has been documented continuously since the Domesday Book was compiled in 1086. The village public house is the highly regarded Red Lion, with its beautifully rural beer garden and views over the river and ancient stone bridge. The village is very active, with its own cricket club and sports facilities, a small Warwickshire Wildlife Trust nature reserve, and the old village church of St Margaret's. The popular Hill Top Farm, some 800m from the property, provides a well-stocked farm shop offering much local produce, café, bar and restaurant, and year-round events.

To the South of the property is the small village of Eathorpe, which also has an active community life focused around its large thriving village hall.

## **Royal Leamington Spa**

In spring 2023 Leamington was named as one of the best places to live in the midlands and continues to be featured in the Sunday Times' best places to live in the UK.

Leamington is a fashionable, fun and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of its nineteenth-century planning can still be found in and around the town. In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. Leamington town centre has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away. The town is known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls in Warwick, Arnold Lodge School and Kingsley School for Girls in Leamington, and The Croft Prep School and grammar schools in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.









### Services

Connected to all mains gas, water and electricity. Drainage is via septic tank.

### Local Authority

Warwick District Council  
Band G (farm) Band A (annex)

### Website

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

### Directions

From the Parade in Leamington Spa head south over the mini roundabout and onto Bath Street until you reach the traffic lights on the crossroads at high Street and turn left. Continue for some distance as the road becomes Radford Road and then Southam Road. Head out of Radford Semele on the Southam Road until you reach the large roundabout on the Fosse Way and take the first exit onto the Fosse Way and continue for some distance over three roundabouts. At Hunningham Hill, go straight over the staggered junction keeping on the Fosse Way. The driveway to the property is 700m further along the Fosse on the right, with bollards and a galvanised gate, and before you reach the sign to Eathorpe. The property some 100m up the drive on the left.





Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area  
 Annexe = 75.84 sq m / 816 sq ft  
 Ground Floor = 136.96 sq m / 1474 sq ft  
 First Floor = 108.61 sq m / 1169 sq ft  
 Outbuildings = 40.62 sq m / 437 sq ft  
 Garage = 32.31 sq m / 348 sq ft  
 Total Area = 394.34 sq m / 4244 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.06.2023









# FINE & COUNTRY

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 ASSOCIATE ESTATE AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty 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 and 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.

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