



Wellesbourne Hall
Stratford Road | Wellesbourne | Warwickshire | CV35 9RN

FINE & COUNTRY

WELLESBOURNE HALL

Exquisite Georgian country home, with cottage, set in approximately seven acres of gardens and grounds.





Accommodation Summary

A very special and unique opportunity for a new owner to bring back to life a property of real architectural and historic interest.

The principal living accommodation offers beautifully proportioned rooms with high ceilings and plenty of natural light. Filled with period features such as open fireplaces and surrounds, sash windows and shutters, plaster work and cornicing.

The pillared entrance porch opens to an entrance hall and on to the reception hall with feature ceiling and spectacular staircase.

The three principal reception rooms face south-west, and there is a kitchen/breakfast room.

The first floor has four substantial bedrooms and three bathrooms. On the second floor are a number of rooms for multiple use.

The property is in need of restoration and renovation.





Seller Insight

“ Our time in this home has been nothing short of extraordinary. For nearly eight years, we have cherished every moment spent within these walls, surrounded by history, beauty, and tranquillity. Now, as we prepare to pass it on to new owners, we want to share what has made this house so special to us.

A hidden gem we fell in love with from the moment we first saw this home, we knew it was something truly unique. Hidden behind mature trees and hedges, it feels like a secret retreat. As you drive in, the house greets you with its stunning Georgian architecture and an undeniable charm that immediately captured our hearts.

One of the things we have adored most is the character of this home. The grand doors, tall ceilings, intricate features above the fireplaces, and the large sash windows all contribute to a sense of elegance. Throughout the day, sunlight fills every room, making the entire house feel warm and welcoming.

The views when standing in the first-floor gallery and looking out across the paddocks are a truly special experience. The morning sun rises over the living room, moving through the house as the day progresses, finally setting over the dining room in the evening. It's a constant reminder of the beauty that surrounds us.

One of our greatest pleasures has been enjoying the outdoor spaces. The large lawns have been perfect for hosting gatherings, including a family wedding with over 200 guests. We have loved watching the horses in the paddocks, walking through the orchard, and simply taking in the peace and quiet that this home offers.

Despite the tranquillity, we have always appreciated how well-connected this home is. Essential amenities like the medical centre, post office, grocery stores, and restaurants are just a short walk away. Leamington Spa, Stratford-upon-Avon, and Warwick are only minutes away, and with the M40, Warwick Parkway station, and Birmingham Airport nearby, travel has always been easy and convenient.

One of the most rewarding aspects of living here has been uncovering the history of this home. Learning about the Granville family, who owned it for over 200 years, deepened our appreciation for its legacy.

Wellesbourne Hall is more than just a property—it is a rare and exceptional piece of England's heritage. It stands among the nation's most architecturally and historically significant homes. Owning such a property has been a privilege, offering a unique connection to centuries of history, craftsmanship, and prestige, and it offers the elegance and grandeur of one of England's most distinguished residences.

We have been fortunate to be part of a neighbourhood that truly looks out for one another. Whether it's the friendly faces, the local sports facilities, or the many scenic walking and cycling routes, this has been a wonderful place to call home.

Leaving this home is bittersweet for us. We will miss everything—the space, the history, the charm, and the sense of freedom that the grounds provide. Our advice to the future owners? Take the time to appreciate its history, embrace its uniqueness, and enjoy every moment. This is more than just a house—it is a lifestyle, a retreat, and a special place filled with memories waiting to be made.”*

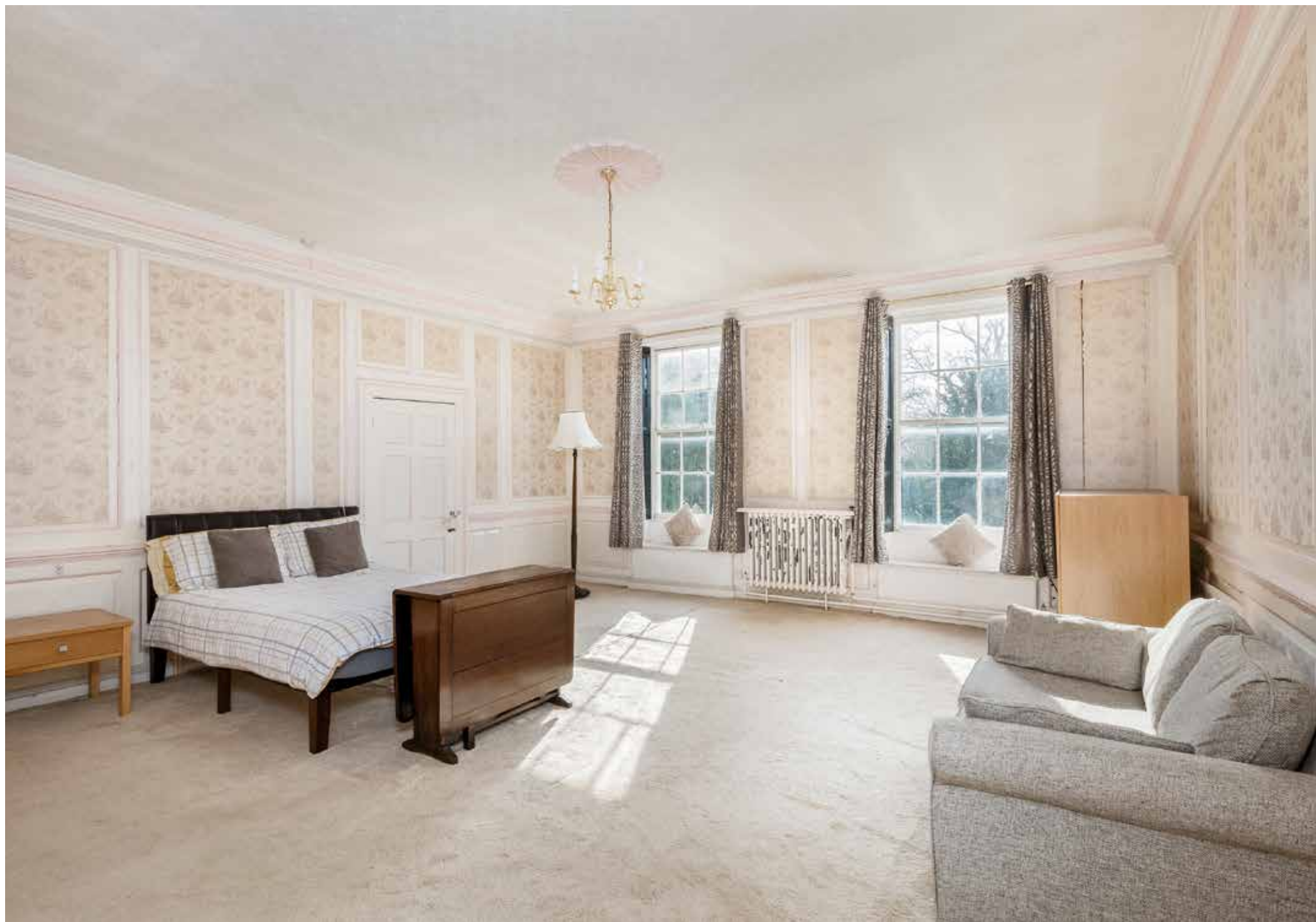
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



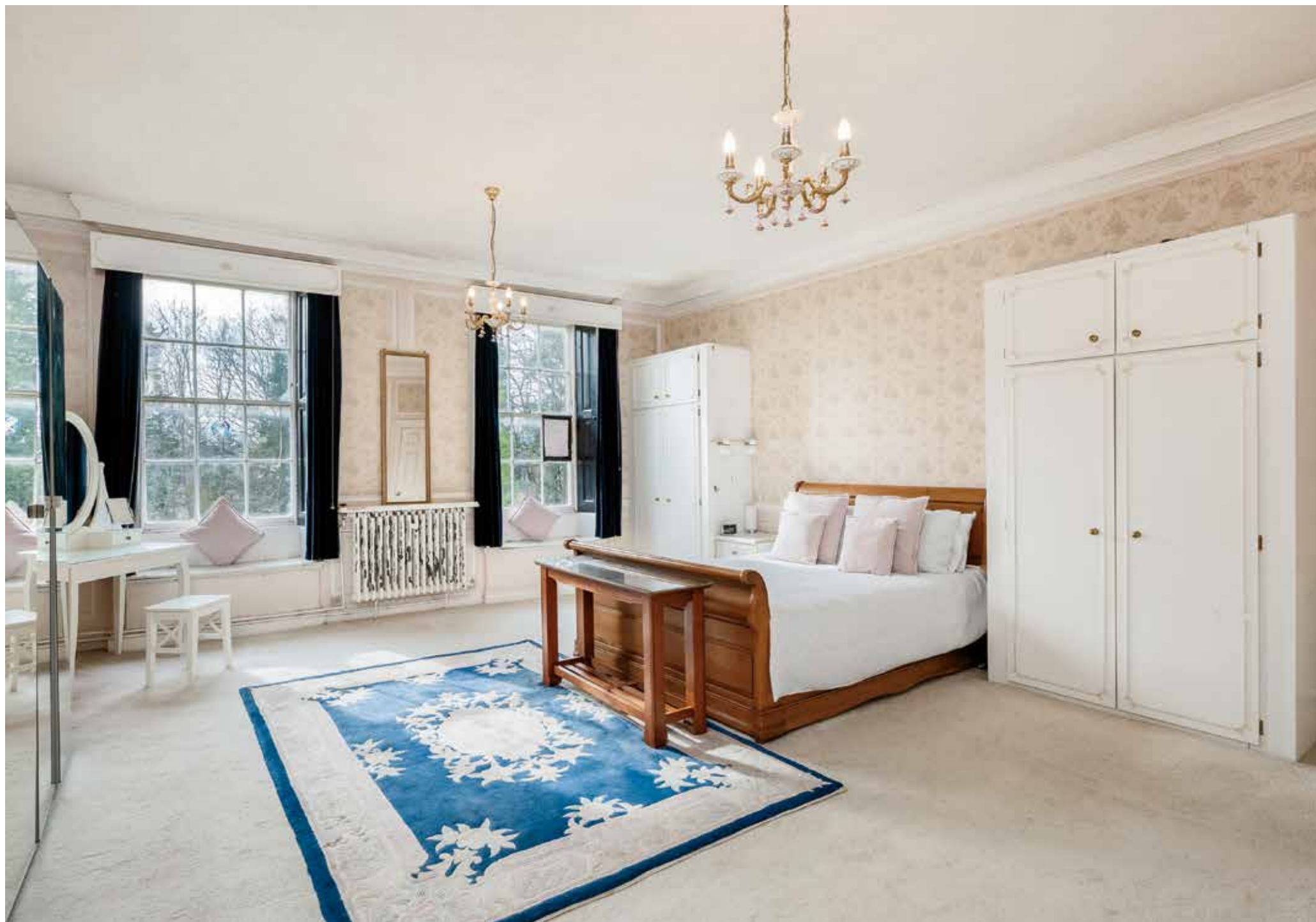












Wisteria Cottage

A single-story cottage providing self contained accommodation.

Outside

From Stratford Road a sweeping drive leads to the property with ample parking.

The gardens are grounds are mature with the boundaries lined with mature trees.

In all approximately 7 acres.













LOCATION

Set in the heart of the village of Wellesbourne and within walking distance of doctors, dentist, library, a school, a range of shops, restaurants, pubs and sports facilities.

The larger town of Stratford-upon-Avon is approximately five miles west.

Motorway network. M40 Longbridge junction. Ten minutes.

Train times to London from Warwick Parkway approximately one hour and twenty minutes.

(All times and distances are approximate)

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.





Services

Mains drainage, water, gas and electricity.

Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold.

Grade II star listed.

Mobile Phone Coverage - 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability - Superfast fibre is connected. We advise you to check with your provider.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Directions

As you leave the village centre on the Stratford Road, Wellesbourne Hall is on your right.

Approximate Gross Internal Area
Main House = 622.00 sq m / 6695 sq ft
Cellar = 82.67 sq m / 890 sq ft
Wisteria Cottage = 33.60 sq m / 362 sq ft
Total Area = 738.27 sq m / 7947 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

EPC for Wisteria Cottage



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 12.03.2025







NIGEL PLASKETT
PARTNER AGENT

Fine & Country Stratford-upon-Avon

01789 332600

email: nigel.plaskett@fineandcountry.com

I have close to fifteen years experience working with Fine & Country in the Warwickshire area and so have a great knowledge of the local upper quartile property market. This experience and knowledge assures homeowners receive exceptional marketing and ultimately the best possible price for their homes. I also support the Fine & Country Foundation, helping the homeless and less fortunate.

YOU CAN FOLLOW NIGEL ON



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.

Fine & Country
Tel: +44 (0)1789 332 600
stratford@fineandcountry.com
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB

