



Elmers Farm
Church End | Priors Hardwick | Southam | Warwickshire | CV47 7SN

STEP INSIDE

Elmers Farm

Set in the highly desirable village of Priors Hardwick, Elmers Farm is a striking period farmhouse of considerable character, offering beautifully proportioned and immaculately presented living accommodation across three floors. Sympathetically restored and thoughtfully modernised, the property seamlessly blends timeless charm with modern family living.

The house enjoys a wonderful position with expansive countryside views and sits within generous grounds of approximately three and a half acres, complete with a detached triple garage, self-contained studio annex and ample parking. This is a home of real presence, perfect for families seeking space, versatility, and a quintessential Warwickshire setting.

Accommodation Overview

Ground Floor

Elmers Farm opens into an elegant dining area and spacious living room, each showcasing original exposed beams and character features. The family kitchen is a true centrepiece with a warm and inviting atmosphere, fitted with bespoke cabinetry, traditional Aga, and ample dining space. A beautifully presented spacious family room, utility, boot room, and cloakroom complete this level.

First Floor

The first floor provides three generously proportioned bedrooms including a spectacular principal suite with vaulted ceiling, exposed timbers and immaculate, recently upgraded, en-suite shower room. The additional bedrooms are served by a beautifully styled fully tiled bathroom with contemporary fittings while retaining the farmhouse charm.

Second Floor

The top floor offers versatile space, including two further bedrooms, immaculately presented bathroom with freestanding bath and large enclosed shower and a fantastic recreational room, ideal as a media room, playroom, or office space. This level is flooded with character, featuring vaulted ceilings and exposed beams throughout.













Outdoor Space

The property sits in approximately three and a half acres of gardens and paddock land, providing both privacy and stunning rural views. The main garden includes large lawns, mature trees, and a sun terrace ideal for entertaining. The surrounding land offers scope for equestrian or hobby farming use with the stables included. A detached triple garage, driveway parking area and a beautifully presented self-contained annex ensure practicality and the opportunity of an additional income, alongside charm.

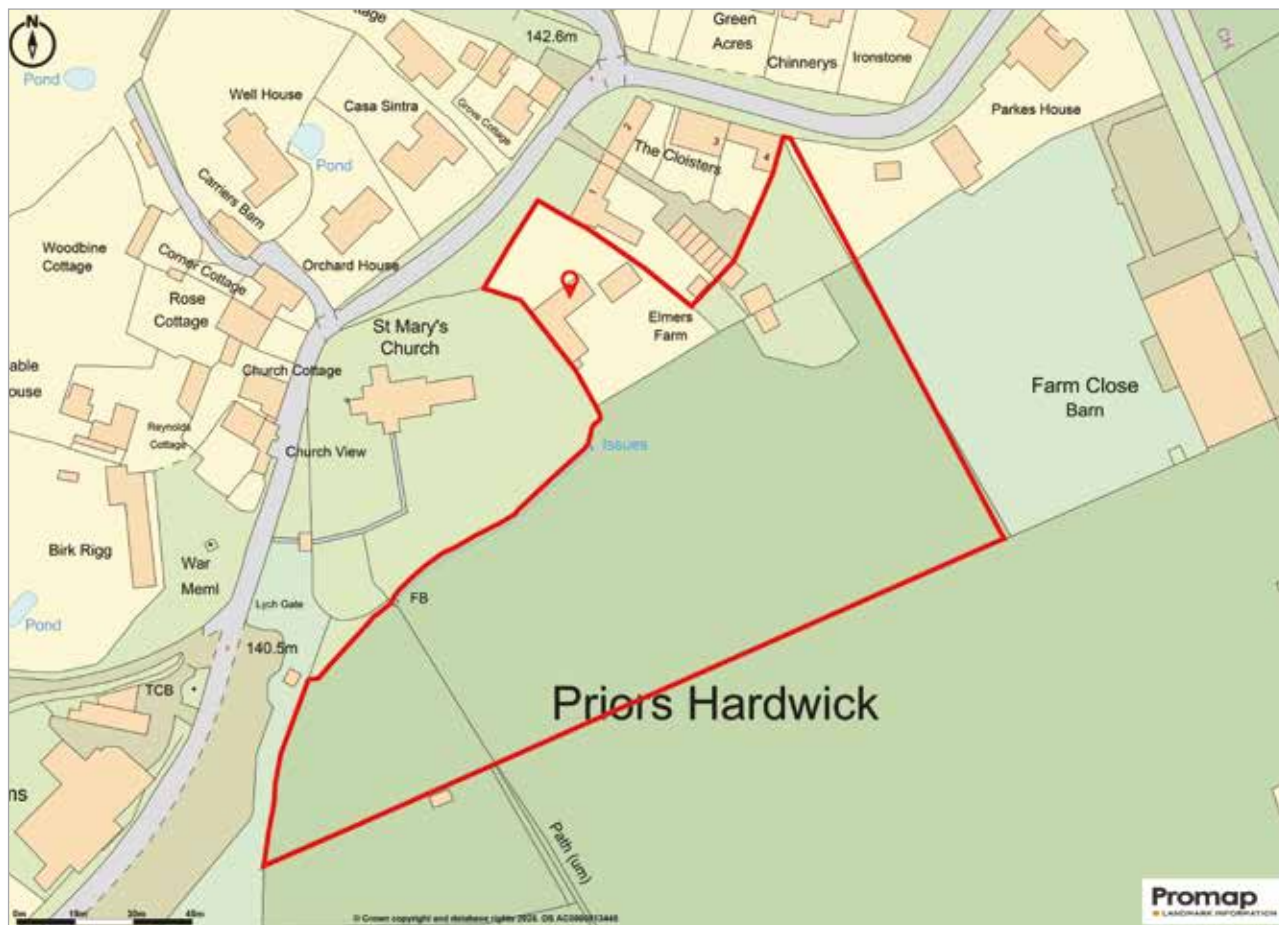




LOCATION

Nestled in the heart of the Warwickshire countryside, Priors Hardwick is a picturesque village that epitomizes the charm of rural England. Surrounded by rolling farmland and stunning landscapes, it offers a serene and idyllic setting while maintaining excellent connections to nearby towns and amenities. Steeped in history, the village is home to beautiful period cottages and traditional architecture, creating a sense of timeless character and community. For those seeking a peaceful yet connected lifestyle, Priors Hardwick is ideally located within easy reach of Banbury, Daventry and Leamington Spa, making it perfect for commuters or those who appreciate country living without compromising on convenience. The village also boasts excellent walking and cycling routes, providing ample opportunities to enjoy the stunning natural surroundings. There is a wide choice of excellent schooling in the area. With its friendly community, scenic countryside, and quintessential English charm, Priors Hardwick is a truly wonderful place to call home.





Services, Utilities & Property Information

Utilities – Mains electricity, water, and drainage. Oil-fired central heating.
 Mobile Phone Coverage – 5G signal available; please check with your provider.
 Broadband Availability – Superfast broadband available locally.
 Tenure – Freehold

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country
 Tel: 01926 455950





NICOLA MOORE

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