

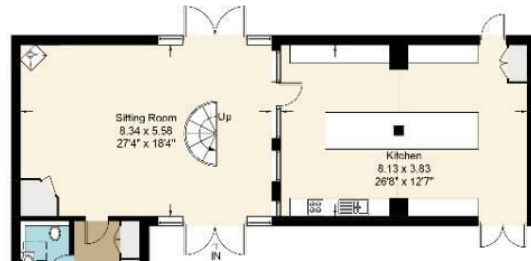
An aerial photograph of a large farm property. The main house is a two-story building with a blue roof and light-colored walls, situated in the lower right quadrant. It is surrounded by a paved driveway and a garden area. To the left of the main house is a large, rectangular swimming pool. Further left, there are several outbuildings, including a large barn with a grey roof and a smaller structure. The property is enclosed by a fence, and there are several trees scattered throughout. The surrounding landscape consists of rolling green hills and fields, with a dirt road winding through the middle ground. In the upper right corner, there is a dark blue rectangular box with the name "Peter Clarke" written in white, underlined text.

Peter Clarke

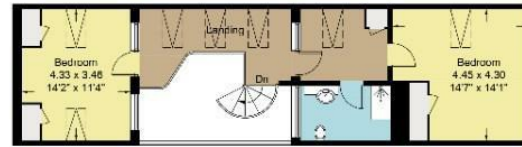
Winchcombe Farm, Shenington Road, Upper Tysoe, CV35 0TH



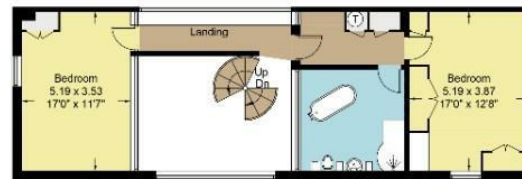
# Winchcombe Farm , Shenington Lane , Upper Tysoe, CV35 0TH



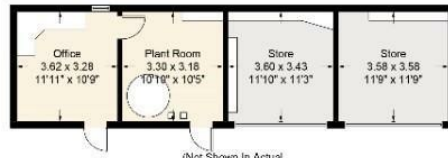
Main House - Ground Floor



Main House - Second Floor



Main House - First Floor



Workshops / Stores

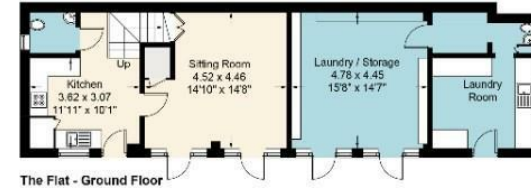
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



The Flat - First Floor



The Flat - Ground Floor

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 271.2 sq m / 2919 sq ft  
 The Flat = 94.9 sq m / 1021 sq ft  
 Outbuildings = 77.3 sq m / 832 sq ft  
 Total = 443.4 sq m / 4772 sq ft

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



- A unique live/work opportunity comprising a modern farmhouse, offices, flat and outbuildings plus six holiday letting barns/lodges
- Located in a secluded countryside haven, set in 3 acres
- Duck pond, paddocks and beautiful views of surrounding farmland and pasture. Stunning setting
- Farmhouse/apartment/office G.I.A. 3,940 sq. ft, holiday lets 5,203 sq. ft and outbuildings/workshop 832 sq. ft
- Presenting a valuable business proposition to integrate with an existing venture or an exciting lifestyle change
- Furnished to trade including valuable appointments
- May split



Offers over £2,695,000

A meandering driveway descends through undulating countryside to a secluded haven comprising a substantial stone modern farmhouse, adjoining offices and outbuildings, combining with six unique holiday letting barns. A huge amount of hard work has gone in to creating a fantastic family home and valuable holiday letting business, growing almost year by year, set some way off the road in an incredibly idyllic spot. The owners are now retiring, but may consider splitting the site if a prospective purchaser requires.

Proceeding through the double gates over the cattle grid, a split driveway forks left to the main house and private gardens and to the right for the letting units. The main farmhouse is of 19th century original stone three storey elevations under a pitched tiled roof with adjoining single storey home offices, conversion took place from 1999. There is an adjacent flat and beyond is the housekeeping and laundry unit. From this point, the holiday lets being with George's Getaway standing adjacent, Bens Burrow, Jess' Batch, Will's Tree House, the Chicken Shed and Bob's Lodge. The holiday lets stand by and look over the central duck pond and the two paddocks, which stand at the northern boundary. The whole site extends to 3.07 acres.

The gross internal area of the farmhouse, offices and apartment extends to 3,940 sq. ft. and the total overall area of the holiday lets is 5,203 sq. ft. The outbuildings, made up of workshops and stores, extend to 832 sq. ft.

The holiday lets are exceptionally appointed and are being sold 'furnished to trade'. This will include the pizza ovens, geodesic domes, hot tubs and all furniture (some artwork is excluded). More details can be found at [www.winchcombefarm.co.uk](http://www.winchcombefarm.co.uk)

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that there are two mains electricity supplies, mains water to a holding tank, two pumps and two private drainage systems connected to the property. However this should be checked by your solicitor before exchange of contracts. The house is heated by oil fired central heating. The holiday lets are heated by LPG and each unit has its own boiler.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. The driveway is shared, the maintenance cost lies with the owner of this property.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**BUSINESS RATES:**  
 Bobs Lodge £4,400  
 Georges Getaway £3,350  
 Jess Tree Bach £1,700  
 Chicken Shed £2,400  
 Bens Burrow £4,950  
 Tree House £2,400

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** VARIOUS. A full copy of the EPC'S for each unit are available at the office if required.

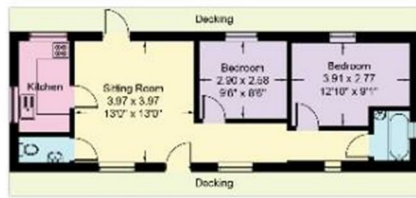
**VIEWING:** By Prior Appointment with the selling agent.





# The Holiday Lets, Winchcombe Farm, Shennington Road , Upper Tysoe , CV35 0TH

Approximate Gross Internal Area  
 Chicken Shed = 51.5 sq m / 554 sq ft  
 Bob's Lodge = 102.7 sq m / 1105 sq ft  
 Ben's Burrow = 134.7 sq m / 1450 sq ft  
 Will's Tree House = 37.1 sq m / 399 sq ft  
 Jess' Bach = 67.7 sq m / 729 sq ft  
 George's Gateway = 89.8 sq m / 966 sq ft  
 Total = 483.5 sq m / 5203 sq ft



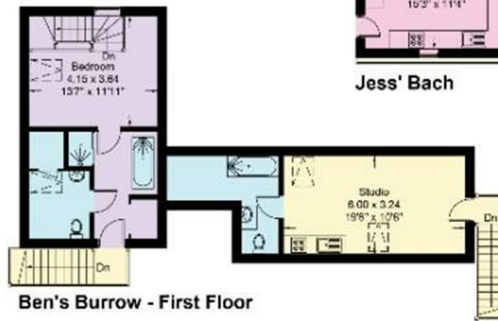
The Chicken Shed



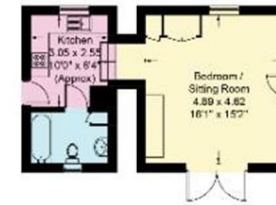
Jess' Bach



Bob's Lodge - First Floor



Ben's Burrow - First Floor



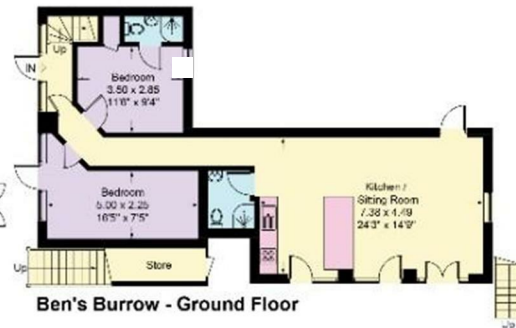
Will's Tree House



George's Gateway

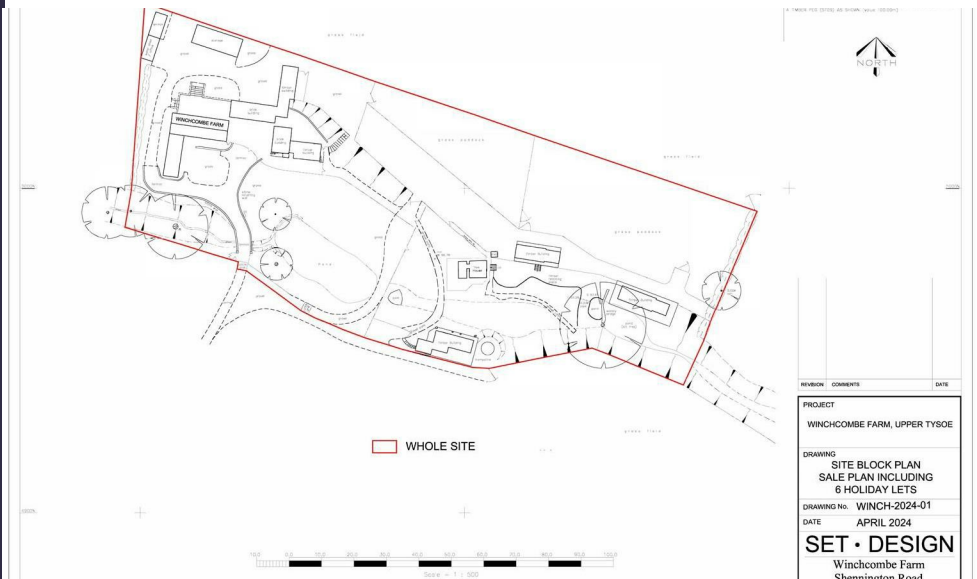
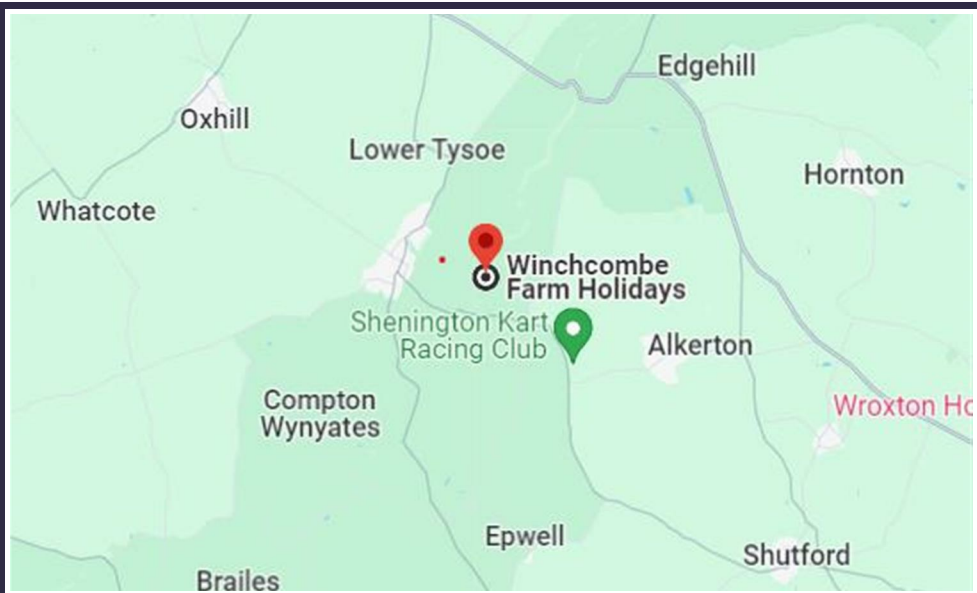


Bob's Lodge - Ground Floor



Ben's Burrow - Ground Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1077705)



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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Peter Clarke

