



**BANBURY ROAD, LIGHTHORNE**

**complete** ● ● ●  
SALES & LETTINGS





“The stone built farmhouse stands proud in the 1.015 acres of grounds. The gardens are picturesque with lovely countryside views, but also the option to be self-sufficient with a large vegetable garden, chicken coop and composting area. But to reinstate the swimming pool in the secret garden would be absolutely marvellous.”





Redlands Farm, a charming stone farmhouse, is steeped in history, believed to have been built in 1580, with subsequent extensions over the years. Nestled within 1.015 acres of picturesque countryside, the property enjoys breath-taking rural views and offers immense potential, including the possibility of reinstating a swimming pool. The main house boasts generous and versatile accommodation, spanning approximately 4500 sqft. With 10 bedrooms, 10 bathrooms, two reception rooms, a refitted kitchen breakfast area, a laundry room, utility room, and a cellar with two chambers, this home provides ample space for comfortable living. The grounds feature a detached building comprising four garage spaces and three versatile workshops/stores/stables. Additionally, there is a spacious barn, an allotment area, well-maintained formal gardens, a chicken pen, and a large parking area. This exceptional property is offered for sale with no chain, presenting a unique opportunity to own a piece of history in a serene countryside setting.

Next door to Redlands Park, an over 55's park home development.

## Description

### Porch

A stone & tiled porch has a timber door that leads into the porch area. There's three uPVC double glazed windows, tiled flooring, two internal timber doors leading into two hallway locations.

### Entrance Hall

Long hallway with timber and glazed door to the rear garden. Stonework wall with plastering, wall lighting, radiator, stairs to the first floor. Open framework to the dining room. Fire door to the kitchen breakfast room, door to the inner hallway, and painted timber door to the living room.

### Breakfast Kitchen

Stylish dove grey fitted kitchen with brushed chrome handles with light concrete effect worktops, which includes a two bowl stainless steel sink with instant boiling water/ mixer tap and drainer. Space and plumbing for a dishwasher, space for large electric range style cooker, stainless steel splash-back and a Range master cooker hood. Pull-out larder style unit, intelligent corner racking, breakfast bar under-counter lighting, stylish light blue tiling, uPVC double glazed windows to the front and rear aspect and to the side also. Down-lighting, radiator and storage cupboard with electrics.

### Dining Room

With exposed timbers, open framework to the hallway, open doorway from the hall, two uPVC double glazed sash windows, and two wall mounted radiators.

### Living Room

With exposed timber beams, woodburning stove on tiled hearth. UPVC double glazed window, radiator, and uPVC double glazed french doors to the garden with matching side window.

### Sitting Room

Brick built fireplace, uPVC double glazed sash windows with original shutters. Exposed stone walls, exposed beams and radiator.

### Inner Hallway

Internal hallway with glazed window, door to the cellar stairs, door back through the porch, and a door through to the utility.

### Utility

Timber units, worktop, single bowl white sink, mixer tap, radiator, uPVC double glazed window and door through the linen/utility room two.

### Linen/Utility

With storage, timber effect units, worktop, large stainless steel sink with drainer. UPVC double glazed windows door to the large hot water tank, door to outside.

Further accommodation on the ground floor includes a double letting room and a single letting room with en-suite and a further ground floor shower room.

### On the first floor

There are six bedrooms, all with en-suites. One of these is a family interconnected room.

### On the second floor

Is an apartment style, living quarters large open space with Velux windows, shower room and a walk-in wardrobe room.

### Parking & Garage

There is an abundance of tarmac drive for many vehicles. There is also a four car detached garage with stables/storage.

### Garden

Such beautiful gardens, with lots of small trees, abundance of planting and flowers. There is a pretty patio with a pergola overhanging in flowers. A raised terrace with sleeper steps has a large open shed - has a wood burning stove power and lighting. Area is suitable for barbecues. All view lovely farmland views.

### Swimming Pool

There is a walled 'secret' garden with a swimming pool in need of renovation (15ft x 32ft) with supply.

To the side is another large garden with fruit trees, big open barn and large chicken coop. Compost area, large kerosine storage tanker. A long vegetable garden with high hedgerow.





## Location

The property is located just off the Banbury Road, with a turning off a country lane shared with The Redlands Park Home development. Just a few minutes away from the village of Lighthome, and not far from Morton Morrell.

Lighthome Village, a quaint and picturesque haven nestled in the heart of Warwickshire, offers a delightful blend of rural charm and convenient amenities. Surrounded by stunning countryside views, this idyllic village is perfect for those seeking a peaceful and tranquil lifestyle. Lighthome boasts a strong sense of community, with its friendly residents and welcoming atmosphere.

The village itself features a range of well-preserved historic buildings, showcasing its rich heritage. Walking through its charming streets, you'll discover an array of beautiful cottages, traditional houses, and manicured gardens, adding to the village's undeniable appeal.

Lighthome offers excellent amenities to cater to residents' needs. The village boasts a local pub, where locals gather to enjoy good food and drink in a relaxed setting. There is also a village hall, providing a venue for community events and activities. Additionally, Lighthome benefits from a primary school, ensuring convenient access to quality education for families.

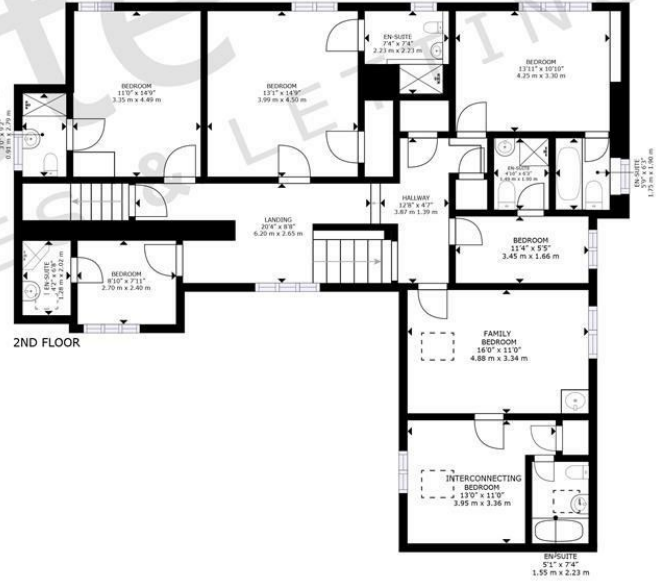
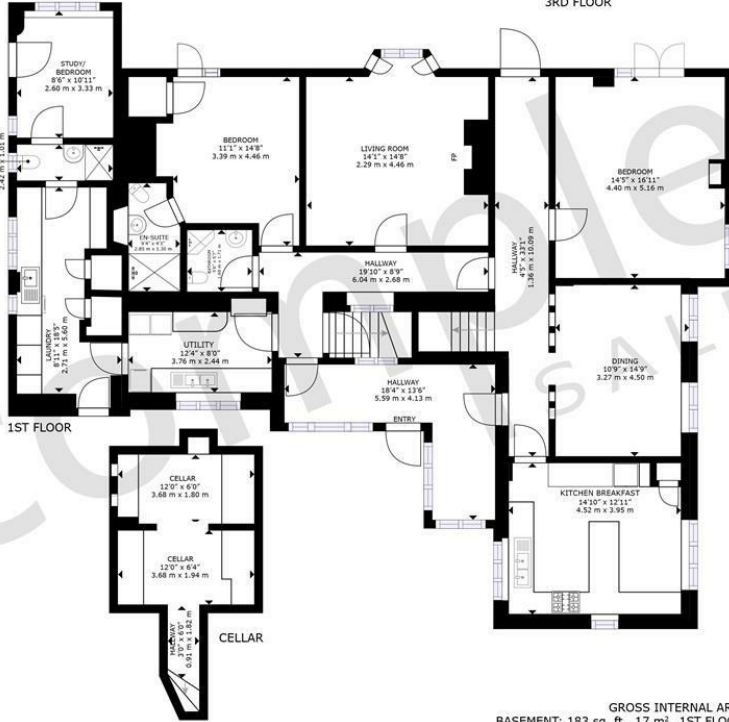
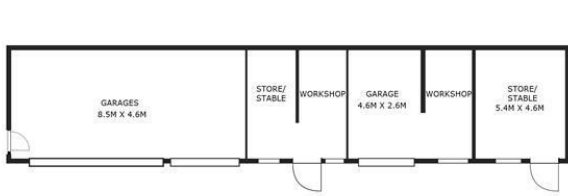
For outdoor enthusiasts, Lighthome offers ample opportunities to explore the surrounding natural beauty. With scenic walking trails, picturesque parks, and rolling fields, residents can indulge in activities such as hiking, cycling, or simply enjoying leisurely strolls in the countryside.

The village's convenient location provides easy access to nearby towns and cities. Lighthome is just a short drive away from the historic town of Warwick, with its impressive castle and vibrant town center. Stratford-upon-Avon, the birthplace of William Shakespeare, is also within reach, offering world-renowned theaters, charming shops, and riverside walks.

With its peaceful ambiance, strong community spirit, and stunning surroundings, Lighthome Village presents an ideal place to call home for those seeking a harmonious blend of rural living and modern convenience.







GROSS INTERNAL AREA  
 BASEMENT: 183 sq. ft., 17 m<sup>2</sup>, 1ST FLOOR: 2,189 sq. ft., 203 m<sup>2</sup>  
 2ND FLOOR: 1,610 sq. ft., 149 m<sup>2</sup>, 3RD FLOOR: 568 sq. ft., 52 m<sup>2</sup>  
 TOTAL: 4,550 sq. ft., 421 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
 NOT INCLUDING OUTBUILDINGS

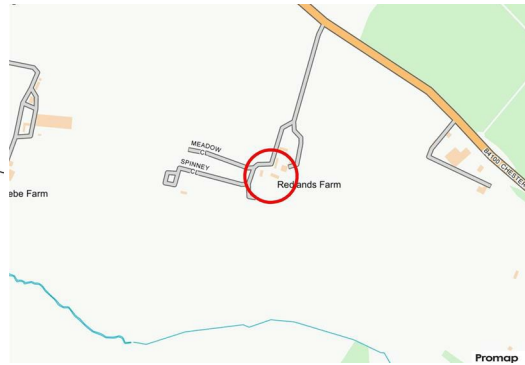
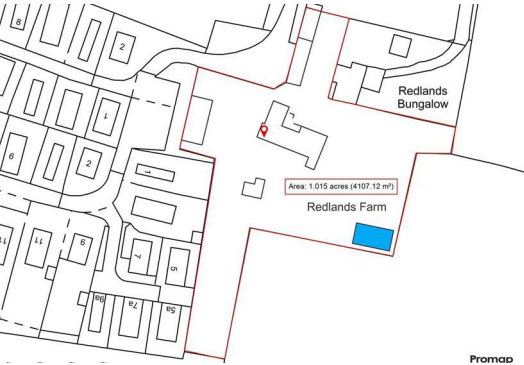
complete ●●●  
 SALES & LETTINGS





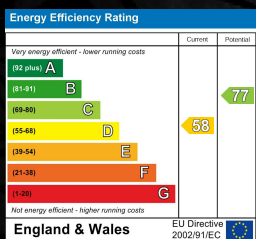


- Stone Built Farmhouse
- 1.015 Acres Of Grounds
- 10 Bathrooms
- Barn, Chicken Coup & Allotments
- Originally Built 1580's
- Substantial Approx 4500 SqFt
- 10 Bedrooms
- Current 8 Bed B&B Business
- 4 Car Garage & Stables/Workshops
- No Chain



## BANBURY ROAD, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 SALES & LETTINGS