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Tayler & Fletcher



The Manor House, Main Street
Long Compton, CV36 5JJ
Auction Guide Price £1,500,000







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A substantial detached Grade II listed Cotswold stone Manor House with an extensive range of traditional and contemporary barns, in need of modernisation and with great potential, subject to any necessary consents. In all 1.61 acres. For sale by Public Auction on Wednesday 18th June 2025.

Description

The Manor House is a substantial detached Grade II listed period house. It is an impressive property constructed mainly of natural Cotswold Stone and part rendered. It has a slate roof together with a protruding front gable with brick and rendered chimney stacks. It has attractive fenestration and according to the listing some of the windows are reputed to have come from Weston House which has subsequently been demolished.

The Manor House is a substantial property with many interesting features including a variety of open fireplaces. The accommodation which is arranged over three floors comprises 5 reception rooms, Kitchen, 9 bedrooms 5 shower rooms and 3 bathrooms. For many years the house was used as a guest house and as such most of the bedrooms have en-suite facilities.

The Manor House is set within grounds extending to approximately 1.61 acres. It is approached via a drive and parking area set in front of the Coach House, a pleasing traditional and detached building constructed of natural Cotswold stone with part timber elevations and brick pillars under a pitched slate roof. It measures 59' x 21' overall and comprises 3 open fronted garages, an enclosed garage and storage on the ground floor with an external 'tallet' staircase leading to storage on the first floor.

Set just beyond is a substantial Dutch Barn. It is a contemporary structure with six 15' bays (90' x 21') plus lean to 40' x 21'

Attached to the rear of the house is a further Traditional Barn and range of attached buildings. It is built of natural Cotswold stone under a pitched natural stone slate roof and with a dilapidated lean to and attached to a further barn constructed of natural Cotswold stone under a shallow pitched slate roof and with a cart entrance. Attached cattle byre 31' x 12' to one side and

further cattle byre 40' x 12' together with an attached row of loose boxes with a central courtyard.

The gardens are set mainly to the front and rear of the house and are laid to lawn and are dominated by mature trees. Immediately to the rear of the house is a courtyard area. Two outside w.c's. Attached barn/ store 23'8" x 10'

Location

The Manor House together with its superb range of buildings is situated in the heart of the village. Long Compton is a large village with a Village Hall, Village Store/Post Office, Farm Shop, The Red Lion Public House, Parish Church with its impressive lych gate and Primary School.

In turn Shipston-on-Stour is 6 miles to the north and Chipping Norton is 6 miles to the south with both towns offering a good range of shops and facilities, suitable for everyday requirements.

Moreton-in-Marsh is 8 miles to the west. It also has a good range of amenities including two supermarkets, garden centre and a medical centre and hospital. In addition it has a main line train station with a service to London Paddington via Oxford and Reading.

Planning

The Manor House is situated just within The Cotswold Hills Area of Outstanding Natural Beauty (AONB) and the Long Compton Conservation area.

Recent planning history is as follows:

Proposed change from private house to guest house
Permission with conditions dated 17th April 1980
Reference S79/1749

En-suite facilities to bedrooms in existing hotel (now scheduled as Listed Building)

Listed building consent granted dated 27th October 1994
Reference SLB94/0072

Listed Building Description

The Manor House is a Grade II listed building. It is shown on Ordnance Survey map as College Farm and described as follows: House. Early C19. Part-rendered, squared coursed limestone with slate roof and rendered and brick ridge and end stacks. T-shaped plan. 2-storey, 4-window range of 2-light Gothic casements with wood lintels. Some fragments of coloured glass visible. French doors to left have margin bars. Gothic panelled-glazed door in angle to centre within decorative porch. Further Gothic casements and plain casements to rear. Interior not inspected. History: windows are said to have originally come from Weston House, now demolished.

Tenure

Freehold.

Local Authority and Council Tax

Stratford-on-Avon District Council

Band H. Rates payable 2025/2026 £4,695.94.

Services

Mains electricity and water. Private drainage. Oil fired central heating supported by limited night storage heaters. Please Note - We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to undertake their own investigations prior to bidding at auction.

Conditions of Sale and Auction Pack

The conditions of sale and legal auction pack will be available from the vendor's solicitor 21 days prior to the auction sale. They will not be read out at the auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected them or not.

Date and Place of Sale

The auction will take place on Wednesday 18th June 2025 at 6pm precisely at Tayler and Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR.

Prospective Purchasers

Parties interested in purchasing the property are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving licence or Passport.

Reserve

The property will be offered for sale subject to an undisclosed reserve and the vendors retain the right for the auctioneers to bid on their behalf up to the reserve price. The vendor's also reserve the right to sell or withdraw the property prior to the auction

Auction Process and Completion

The Manor House will be sold by auction in the traditional, in person, method. This is not an online auction. In certain circumstances, it may be possible to bid by telephone by prior arrangement and by giving the auctioneers at least a week's notice. Terms and Conditions will apply.

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by bank transfer the following morning and by prior agreement with the vendor's solicitors, (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

Administration Fee

The successful purchaser will be liable for an administration charge of £2,000 plus VAT (total £2,400) payable to 'Tayler and Fletcher' and this is a condition of the contract.

Vendors Solicitors

Garner & Hancock Solicitors

4 Church Street, Old Isleworth TW7 6BH

0208 232 9560

Directions

Long Compton is situated on the A3400. From The Red Lion public house (in the centre of the village) proceed towards Shipston-on-Stour. Pass the village hall on the left and the school on the right. The entrance to The Manor House will be seen on the right hand side a short distance after the village stores and opposite Buryway Lane.

What 3 Words

///coverings.dentures.backpacks



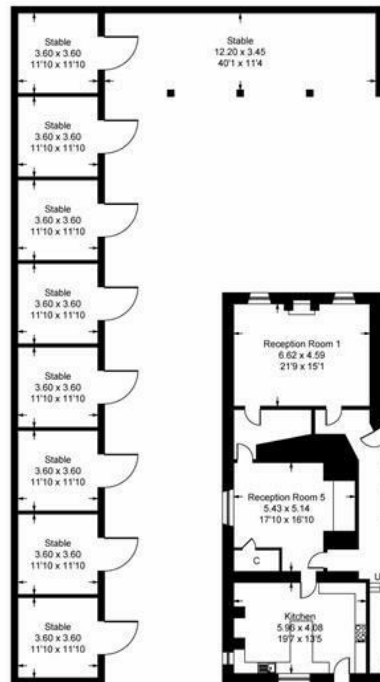
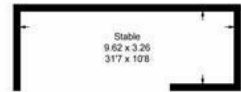
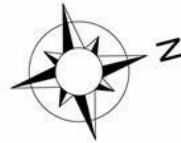
Approximate Gross Internal Area = 502.92 sq m / 5413 sq ft

Stable = 181.95 sq m / 1958 sq ft

Barn = 357.78 sq m / 3851 sq ft

Outbuildings = 361.18 sq m / 3888 sq ft

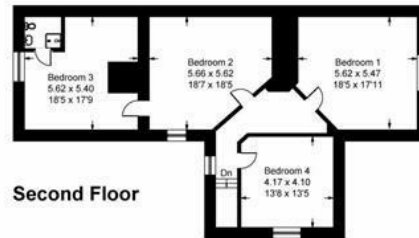
Total = 1403.83 sq m / 15110 sq ft



Stables



Ground Floor



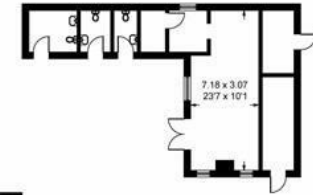
Second Floor



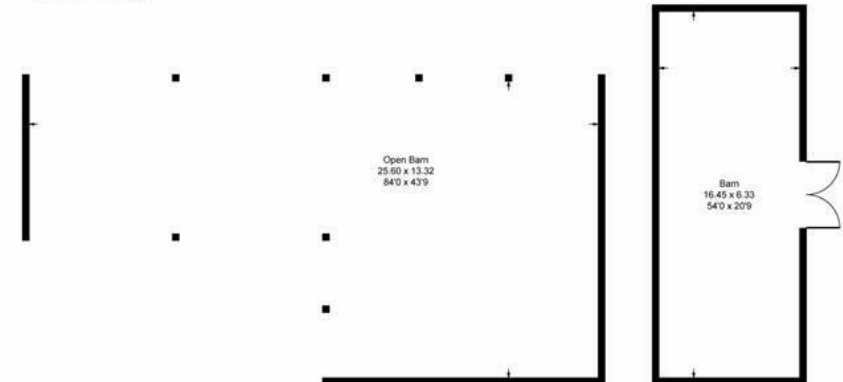
First Floor



Outbuildings



First Floor Hey Loft



Barn

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The map shows a village layout with several buildings and streets. A red line outlines a specific area in the center of the village. The buildings labeled include Hill House, The Woodlands, The Meeting House, The Malt House, Long Cottage, Helen's, Yerdley Cottages (1 and 2), Honey House, Granary House, Natters Barn, Beech House, Manor Cottage, Shepherds Rest, The Manor House, Garage, Kingspring House, Whittington House, Dovehouse Barn, and The Malt House. The streets shown are MALTHOUSE LANE and VICARAGE LANE. The map also includes house numbers 48, 49, 50, and 52.

Please contact our Stow-on-the-Wold Sales Office on 01451 830383
if you wish to arrange a viewing appointment for this property or require further information.

The North Cotswold Saleroom
Bourton-on-the-Water
Gloucestershire GL54 2AR

Map details include:
 - Roads: Lansdowne, School Rd, High St, Moore Rd, Station Rd, Rissington Rd, Victoria St, Box Ln, Sharnborne St, Pook Hill Ln, Leitch Ln.
 - Landmarks: River Windrush, Taylor and Fletcher, Cotswold Motoring Museum & Toy..., WAR MEMORIAL, Hartwells Cotswold Cycle Hire, Bourton-on-the-Water Post Office, The Model Village, The Croft, China Town, Chester House, Visitor Information Centre, Mary's Rest Tearoom & Café Dial House, Moore Cottage Hospital, Coach and Car Park (the Co-Operative) Period..., Chalo India.
 - Public Transport: Bus stops marked with 'H' and 'B' icons.

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	8	65
England & Wales EU Directive 2002/91/EC		