



Millbury Cottage Beech Farm Road, Warlingham – CR6 9QJ

Guide Price £1,275,000





Millbury Cottage Beech Farm Road

Warlingham

Attractive Detached Period Home with Equestrian Facilities & Glamping Enterprise | 7.28 Acres (TBV) | Planning Consent for Extension & Glamping | Prime Rural Location with stunning views.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached 3/4 bedroom Character Property
- Over 7 acres (*TBV) of land & gardens
- Equestrian facilities inc: 20m x 60m riding arena
- Great Location - No near neighbours
- Surrounded by bridleways/country walks/cycle trails
- Planning to run Glamping site on land with toilets/showers/kitchen



An exceptional opportunity to acquire a charming unlisted detached period home, dating back to 1863, occupying an elevated rural position with stunning countryside views and set within *7.28 acres (TBV) of land. The property offers a rare combination of character residence, equestrian facilities, and a profitable glamping business, with planning permission granted for a single-storey rear extension.

Accommodation & Grounds

The main residence is built of attractive brick and flint elevations and has been thoughtfully updated by the current owners within the past few years. Works include: new boiler and heating system, roof and chimney repairs, damp proofing, exterior rendering, and full redecoration. The accommodation comprises:

Ground Floor:

Spacious Sitting Room with dual aspect and wood-burning stove

- Dining Room/Bedroom 4 with fireplace
- Vaulted Kitchen with tiled flooring and fitted units
- Downstairs Shower Room with walk-in shower, WC & wash basin
- Conservatory with garden access

First Floor:

- Three Bedrooms
- Family Bathroom with bath, WC and wash hand basin

Certificate of Lawfulness granted for a single-storey rear extension (Class A – permitted development).

Equestrian Facilities

This property offers excellent equestrian amenities:

- 20m x 60m outdoor riding arena
- Stable block with 3 timber loose boxes (one currently used as a music studio)
- Tack room/store
- Workshop, Hay Barn, Store & Hay Barn/Store
- Power, lighting & water available across most outbuildings

Land & Setting

- Total Plot: *7.28 acres (To Be Verified)
- Divided into three titles: house & garden, riding arena with pasture, and additional level pasture
- Green Belt designation just outside the AONB
- Gated entrance, extensive parking and vehicular access to fields and outbuildings
- Upper Warlingham Station (3.7 miles) with services to London Victoria in 36 mins
- East Croydon Station (5 miles) with links to London Bridge, City Thameslink, Gatwick and the South Coast

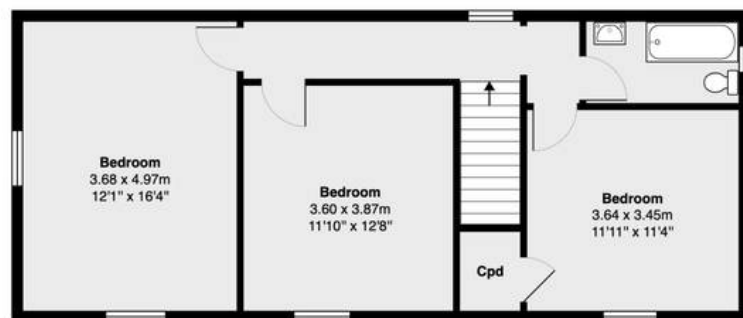


Beech Farm Road, CR6

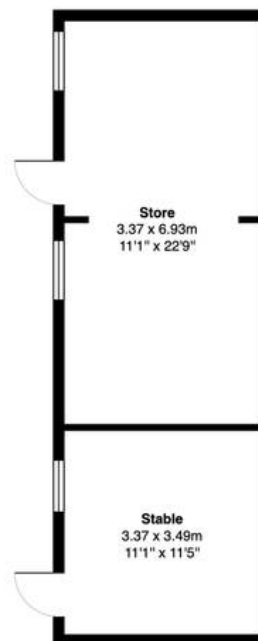
Internal Area: 1492 sqft / 139 m2
Outbuildings and Store: 1520 sqft / 141 m2
Total Area: 3012 sqft / 280 m2



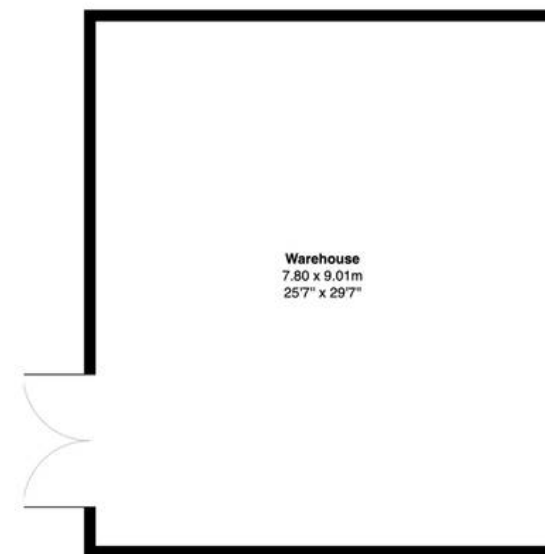
Ground Floor



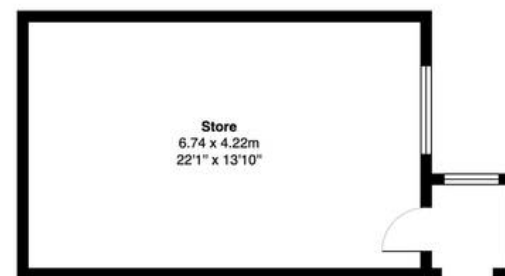
First Floor



Outbuilding



Outbuilding



Outbuilding

Disclaimer: This floor plan has been produced by Lock and Key Media. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.





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