



HEATH FARM HOUSE

Old School Lane, Lighthorne, Warwickshire CV35 0AU



A BEAUTIFULLY APPOINTED FORMER FARMHOUSE IN A PRIVATE AND SECLUDED SETTING WITH BEAUTIFUL GROUNDS, CLOSE TO WARWICK.

The interior and exterior of the property have been enhanced in recent years and offers an exciting opportunity for future buyers to further extend the ground floor accommodation, as planning permission has already been secured.

			EPC
4	3	2	F
			2.37 acres

SITUATION

Heath Farm House is located at the end of Heath Farm Lane in an elevated position on the fringe of the village of Lighthorne. The property is ideally located with ready access to the M40 (J12) at Gaydon linking the area with the M42 and Birmingham to the north and Banbury, Oxford and London to the south. Warwick, Royal Leamington Spa and Stratford-upon-Avon are all under 10 miles away. Trains from Warwick Parkway Station (less than 11 miles away) run to London Marylebone (76 minutes) and Birmingham Snow Hill (25 minutes). For air travel Birmingham airport is 26 miles away.

State, private and grammar schools in the area include Warwick Prep and Public School and King's High School for Girls in Warwick; Kingsley School for Girls and Arnold Lodge School in Leamington Spa, Stratford Grammar Schools and The Croft Prep School. Stratford-upon-Avon with its Shakespearean heritage and theatres, Warwick and Royal Leamington Spa are all only a short distance away and all offer a wealth of independent and branded retail stores, as well as nationally renowned cafes, bars and restaurants.

There are golf courses at Leamington Spa, Leek Wootton, Stratford-upon-Avon, Tadmorton, and Brilles, racing at Warwick, Stratford and Cheltenham and fishing and sailing at Draycote Water. The Cotswolds lie a short distance to the south along the Roman Fosse Way.

M40 (J12) 5.5 miles
Warwick 8 miles
Leamington Spa 8 miles
Stratford-upon-Avon 8 miles
Banbury 16 miles
Birmingham International Airport 26 miles
Oxford 40 miles
(Distances & time approximate)



DESCRIPTION

Heath Farm House is a beautifully restored former farmhouse in a tranquil, picturesque setting on the edge of Lighthorne village. The current owner has invested significantly in enhancing both the interior and exterior of the property over recent years. The property offers an exciting opportunity for future buyers to further extend the ground floor accommodation, as planning permission has already been secured. The stunning gardens and grounds complement the impeccable interior, with meticulous landscaping and thoughtful design evident throughout. Every aspect of Heath Farm House has been carefully curated to provide a highly desirable countryside retreat.

Heath Farm House is approached via a gated entrance leading onto a tree lined, gravel-stone driveway with lighting which ensures a dramatic entrance to the property and offers ample parking for numerous vehicles. Parking is available both behind the property, adjacent to the garages, and in a separate additional parking area situated on the far side of the house. The property is surrounded by beautifully landscaped lawned gardens that extend across multiple areas, enhanced by a variety of mature trees that add to the estate's privacy and charm.

The current owner has undertaken numerous enhancements to the property, including the installation of new flooring, fireplaces and radiators throughout. A significant transformation involved knocking two bedrooms into one to create a stunning principal suite. Outside, the property benefits from new gates and electric connections extending to the end of the field. Additional improvements include new fencing, external painting and extensive lighting.

The front door opens into an entrance hallway that provides access to the formal reception rooms. These include a drawing room featuring a bay window and log burner, and a dining room also with a bay window, fireplace with log burner, panelled walls and a staircase ascending to the first floor. Both have beautiful parquet flooring. The kitchen/breakfast room has a central island with breakfast seating, tiled flooring, French doors opening to the garden and small separate room which could be used as a gym or office.







Upstairs, the principal suite is spectacular and features a spacious, elegant bedroom, dressing room and en suite bathroom with luxurious copper bath and shower.

On the first floor there is a further bedroom suite with ensuite shower room, along with a separate study. Upstairs on the second floor, there are two further bedrooms and a shower room. The landing has plenty of built-in storage.





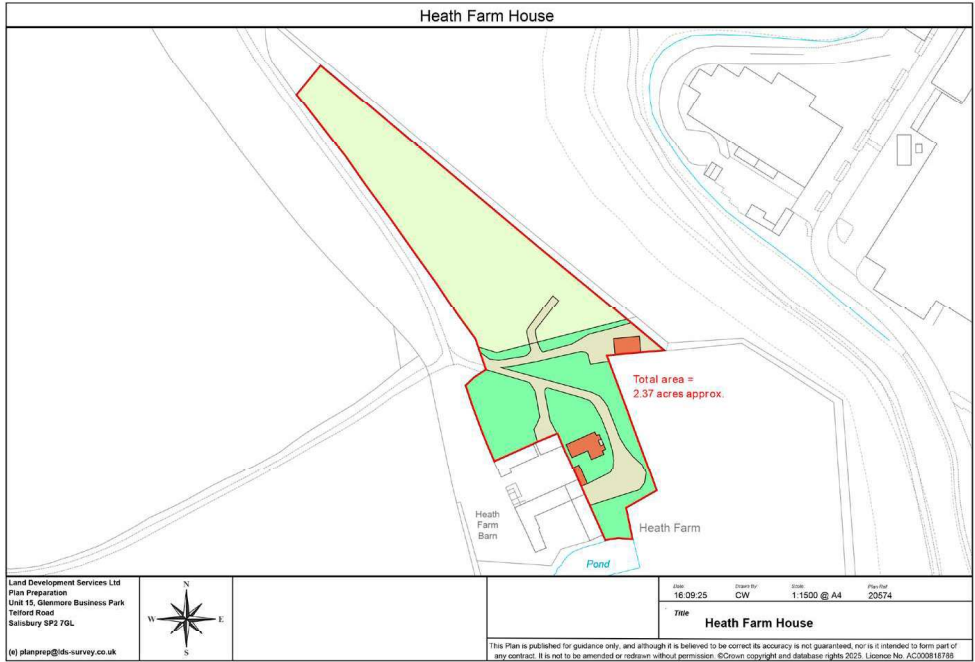
GARDEN AND GROUNDS

Immediately adjacent to the house is a spacious, paved terrace, ideal for outdoor entertaining and dining. From here, access is available to a range of outbuildings constructed from brick with tiled roofs. These include an open-fronted log store, a laundry room equipped with a sink and plumbing for a washing machine, as well as a garden store providing valuable storage space.

A spacious timber outbuilding, store, or workshop with a corrugated roof provides versatile additional storage. Complementing this are several brick-built outbuildings, further enhancing the property's storage options. Adjacent to the paddock, a modern barn constructed from block and timber offers valuable extra space, featuring an up-and-over door, electric supply, and power, making it ideal for various uses.

The paddock is accessed directly from the garden, totalling an additional 1.5 acres including a field shelter, store and two stables. A water main has been fitted into the paddock for the use of the animals.

The animals are available by separate negotiation.





Approximate Gross Internal Area
House – 275 sq m / 2,962 sq ft
Outbuildings – 175 sq m / 1,885 sq ft
Total = 450 sq m / 4,847 sq ft inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY INFORMATION

Planning Permission
Planning permission was granted in December 2022 for the erection of a single storey extension to the side of the main house comprising leisure facilities and new boundary wall and alterations to existing garage building (Ref: 22/03567/FUL).

Services
Mains water and electricity are connected to the property. Central heating is oil fired and drainage is to a private septic tank drainage system. Fibre broadband.

Directions (CV35 0AU)
What3words:///rocks.acids.deliver
From the centre of Lighthorne village, turn into Old School Lane and then shortly after bear right onto Heath Farm Lane. Continue to the end of the lane where the driveway to Heath Farm House can be found on the left hand side, next to the entrance of Heath Farm Barn.

Terms
Tenure: Freehold

Local Authority
Stratford-on-Avon District Council
Band G.
Viewing
By prior appointment only with the agents

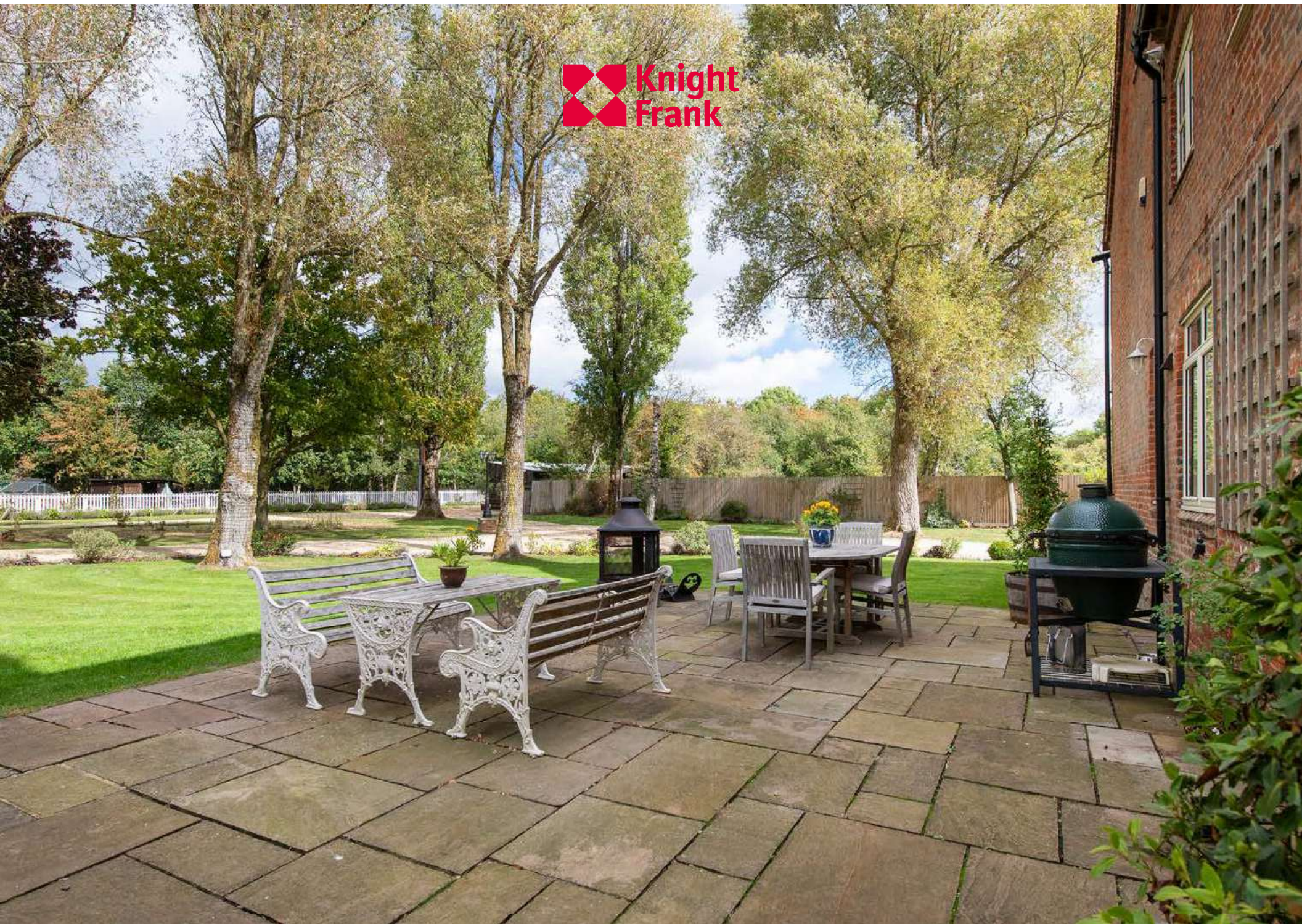
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Date: 01 October 2026
Our reference: STR012476735

Heath Farm House, Old School Lane, Lighthorne, Warwick, CV35 0AU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully

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