



Lower Harbury Hall, Harbury Hall Bull Ring Farm Road

Leamington Spa

Guide Price **£700,000**




HAWTHORN
& CO



Lower Harbury Hall

Harbury Hall Bull Ring Farm Road,
Leamington Spa

Spacious 3,500 sq ft Georgian home in Harbury Hall, set in half an acre. Requires renovation. Features original character, 3 beds, 3 receptions, parking, cellars, and scope for further development.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ground floor of historic Georgian Harbury Hall
- Approximately 3,500 sq ft with original period features
- Requires significant renovation with substantial potential
- Set within approximately half an acre of grounds
- Potential for further development, subject to planning
- Gravel driveway with parking for multiple vehicles



Reception Hall

22' 0" x 13' 1" (6.70m x 4.00m)

Drawing Room

29' 6" x 18' 8" (9.00m x 5.70m)

Reception Room

22' 8" x 16' 5" (6.90m x 5.00m)

Study

15' 9" x 14' 5" (4.80m x 4.40m)

Master Bedroom

17' 9" x 14' 9" (5.40m x 4.50m)

Dressing Room

8' 6" x 8' 2" (2.60m x 2.50m)

Bathroom

8' 6" x 6' 7" (2.60m x 2.00m)

Bedroom 2

14' 9" x 12' 2" (4.50m x 3.70m)

Bedroom 3

16' 9" x 10' 6" (5.10m x 3.20m)

Kitchen

1' 0" x 11' 6" (0.30m x 3.50m)

Dining Room

13' 5" x 10' 10" (4.10m x 3.30m)

Cellar

8' 2" x 6' 3" (2.50m x 1.90m)

Cellar 2

16' 5" x 6' 3" (5.00m x 1.90m)





GARDEN

DRIVEWAY

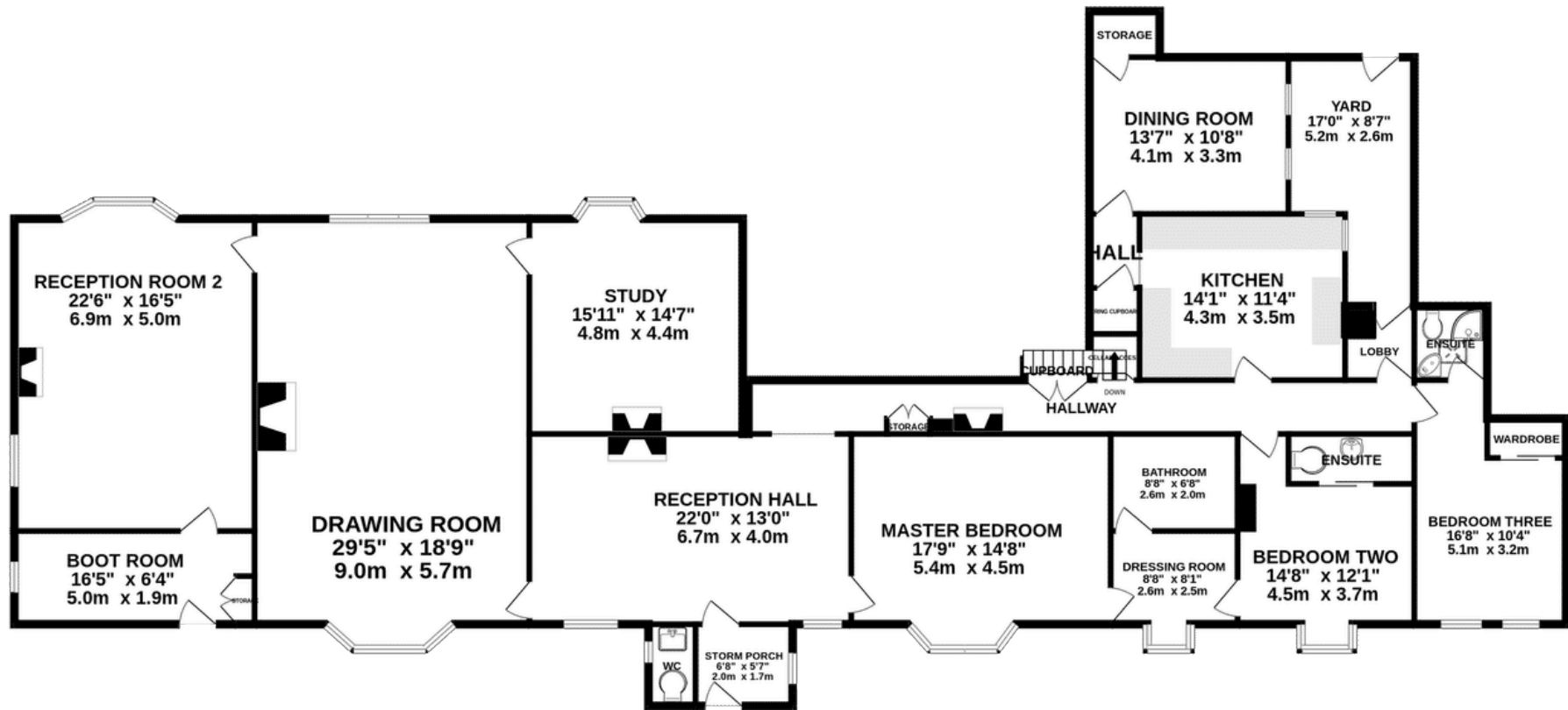
5 Parking Spaces







GROUND FLOOR
3337 sq.ft. (310.0 sq.m.) approx.





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