



HR ESTATE AGENTS

7 Bedrooms

House - Detached

£1,250,000

Located in

Southam





Church End

Southam | CV47 7SN



Well House and Carriers Barn: A Charming Family Home in the Heart of Warwickshire's Countryside

Nestled in the highly sought-after village of Priors Hardwick, Well House is a stunning family home rich in history and character, with parts of the property dating back to 1849. This delightful residence seamlessly blends period charm with modern comfort, offering the perfect retreat in Warwickshire's countryside. In addition there is Carriers Barn, a beautiful converted barn.

Upon entering, you are welcomed by a grand dining hall bathed in natural light from multiple skylights, setting an impressive tone for the rest of the home. The ground floor continues with a spacious drawing room, a cosy sitting room, and a study—each filled with charm and character. At the heart of the home is a Fraser James designed farmhouse breakfast kitchen, complete with an Aga, perfect for casual family meals and entertaining. Adjacent to the kitchen are a practical utility / boot room and a stylish Fired Earth w/c.

The first floor is equally impressive, featuring five generous double bedrooms, two luxurious bathrooms, and a separate Fired Earth shower room. One of the highlights is a tranquil library overlooking the garden, offering a peaceful space to relax, work, or read. Throughout the home, original features like open fireplaces enhance its sense of history and charm.

Carriers Barn is a beautifully converted barn, adding further accommodation and versatility. This charming space features an oak-framed sitting room with garden views, providing the perfect setting for relaxation. Carriers Barn also boasts a well-equipped kitchen and dining area, ideal for family gatherings.

Church End

£1,250,000 Freehold



- WELL HOUSE & CARRIERS BARN
- SET OVER TWO DWELLINGS
- 0.7 ACRE PLOT
- FARM HOUSE STYLE KITCHEN
- CHARMING FAMILY RESIDENCE
- PICTURESQUE WARWICKSHIRE VILLAGE
- BEDROOMS & EN SUITES
- SEPARATE LIVING ACCOMODATION



TOTAL FLOOR AREA: 4490 sq ft (418.2 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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