

VAUGHANREYNOLDS
ESTATE AGENTS

Tothall, Tothall Lane
Dunnington

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Tothall, Tothall Lane, Dunnington, Alcester, B49 5PB

Tothall Farm presents a rare opportunity to acquire a diversified rural property portfolio combining luxury residential accommodation, established holiday letting income and significant asset management opportunities, all set within approximately 0.85 acres of beautifully landscaped grounds with outstanding countryside views.

Operating as a successful mixed-use lifestyle and hospitality business, the estate currently comprises a substantial owner-occupied barn conversion, a highly successful holiday let annexe, a bespoke shepherd's hut retreat, a detached cottage with refurbishment potential, a party barn with planning permission for residential conversion and extensive ancillary storage buildings.

The flexibility of the offering allows purchasers to continue the current owner-occupier model whilst benefiting from existing income streams, or alternatively maximise commercial returns through the letting of additional accommodation. The estate also offers considerable scope for further enhancement through the conversion of existing buildings and improvement of underutilised assets.

- Established hospitality and lifestyle business with proven income streams.
- Existing holiday letting operation comprising the annexe and shepherd's hut.
- Potential to significantly increase revenue through additional accommodation letting.
 - Planning permission for residential conversion of the party barn.
- Separate cottage offering refurbishment and value-add potential.
 - Multiple income streams and operational flexibility.
 - Attractive owner-occupier and investment proposition.
- Landscaped grounds extending to approximately 0.85 acres.
- Exceptional rural setting with far-reaching countryside views.



	
3+1+2	3+2+2
	
3+1+1	0.85

Established Income-Producing Assets

The current owners occupy the principal barn residence, whilst the detached annexe and shepherd's hut are operated as successful holiday accommodation, generating a significant and established income stream. The quality of the accommodation, attractive rural setting and proximity to regional attractions have enabled the business to establish a strong reputation and consistent demand.

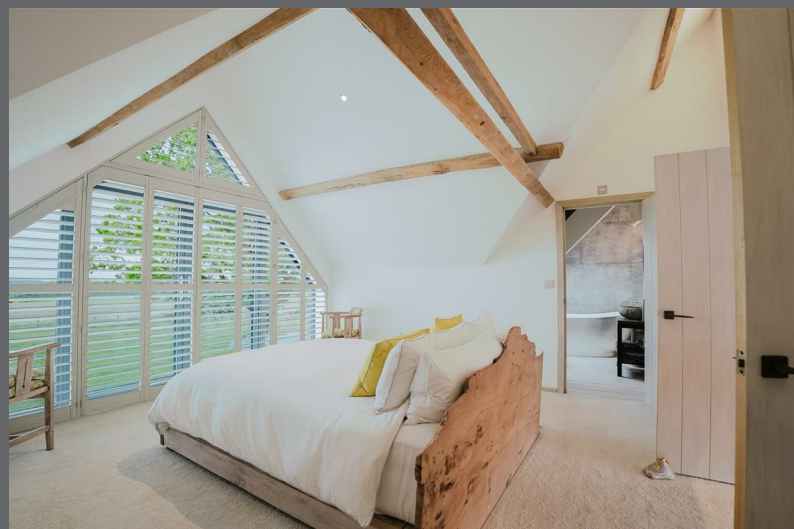
For investors seeking to maximise returns, there is clear potential to generate substantially increased income through the letting of the principal residence, subject to operational preferences and any necessary consents. The

diverse range of accommodation options also provides resilience through multiple revenue streams and flexibility to adapt to changing market conditions

The Principal Barn

The centrepiece of the estate is an outstanding three-bedroom barn conversion, offering luxury accommodation finished to an exceptional standard throughout.

An impressive open-plan entrance hall with bespoke staircase creates a striking first impression and leads through to a series of beautifully designed living spaces. The accommodation includes a dining area, elegant sitting room with contemporary log burner and a



superb family kitchen fitted with sleek handleless cabinetry, slimline work surfaces and an extensive range of integrated appliances. A separate utility room and cloakroom complete the ground floor.

Frameless glazing throughout the principal reception areas creates a seamless connection between the interior and the surrounding gardens, whilst maximising the spectacular countryside views.

To the first floor, a galleried landing leads to three generous double bedrooms, each featuring vaulted ceilings and stylish en-suite bath or shower rooms. The principal suite benefits from a striking glazed atrium and Juliet balcony overlooking the surrounding landscape.

Whether retained as a private residence or incorporated into a hospitality offering, the principal barn represents a substantial and highly desirable asset.

Shepherd's Hut Retreat

Positioned in a private corner of the site, the bespoke shepherd's hut offers an attractive boutique accommodation experience.

Designed to provide fully self-contained guest accommodation, it incorporates living and sleeping quarters, fitted kitchen facilities and separate shower accommodation. Externally, guests enjoy a private garden, coal-fired hot tub and uninterrupted countryside views.

This unique accommodation unit has become an important component of the estate's holiday letting operation and provides an attractive additional revenue stream.





SHAKESPEARE SHOES - DETACHED HOLIDAY LET

Known as Shakespeare Shoes, the detached two-bedroom annexe provides a fully self-contained holiday let finished to a similarly high specification.

The accommodation centres around a stunning vaulted open-plan living and kitchen area, complemented by two double bedrooms and a luxury bathroom featuring a freestanding bath and separate shower enclosure.

The property has proven highly successful within the short-term holiday accommodation market and continues to generate valuable income for the current owners.



The Party Barn & Development Potential

The party barn serves as a unique communal entertaining space for guests and owners alike, featuring exposed brickwork, tiled finishes and a log burner arranged around the central courtyard setting.

Importantly, the building benefits from planning permission for conversion to residential accommodation, offering purchasers a valuable opportunity to create an additional income-producing unit, staff accommodation, guest accommodation or independent dwelling, subject to implementation of the approved consent.

This element of the estate provides significant future upside and development potential.

54 Tothall Lane

Included within the sale is 54 Tothall Lane, a former worker's cottage associated with the historic Ragley Estate.

Occupying its own title with independent driveway and gardens, the property currently offers two reception rooms, kitchen, stores, two bedrooms and a bathroom. Whilst requiring modernisation, the cottage presents a compelling value-add opportunity for refurbishment, extension (subject to planning consent) and subsequent occupation, resale or rental.

Its separation from the principal estate creates flexibility for future ownership structures and operational strategies.

Gardens & Grounds

The estate extends to approximately 0.85 acres and has been thoughtfully landscaped to create an attractive and welcoming environment for residents and guests alike.

Winding pathways connect formal gardens, mature planting, expansive lawns and contemporary landscaping features, all designed to maximise enjoyment of the exceptional rural setting.

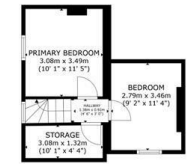
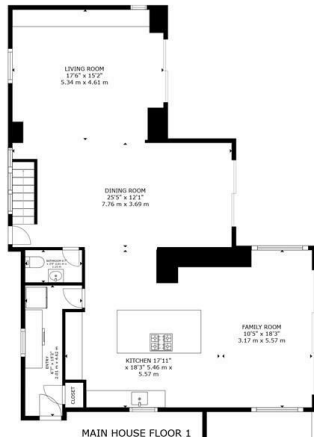
Adjacent to the principal residence is an oak-framed garden room with removable sides, creating a versatile year-round entertaining space currently arranged with an outdoor kitchen and dining area.

A substantial storage barn provides extensive practical storage and operational flexibility for a variety of commercial or ancillary uses.

A Rare Commercial & Lifestyle Opportunity

Tothall Farm represents an increasingly rare opportunity to acquire a diversified rural investment combining residential, hospitality and development elements within a single holding. Whether acquired as a going concern, an owner-occupier business venture, a multi-generational family estate or a long-term investment opportunity, the property offers exceptional flexibility, established income and significant future potential.





GROSS INTERNAL AREA
 FLOOR 1: 1,507 sq. ft, 140 m², FLOOR 2: 858 sq. ft, 79 m², GARAGE: 1460 sq. ft, 135.7 m², PARTY BARN: 565 sq. ft, 52.5 m², SHEPHERD'S HUT: 157 sq. ft, 14.6 m², SHAKESPEARE'S SHOES: 882 sq. ft, 82m²
 COTTAGE: FLOOR 1 47.0 m² (506 sq.ft.) FLOOR 2 29.0 m² (313 sq.ft.)
 TOTAL: 5,935 sq. ft, 551 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. (NOT SHOWN IN ACTUAL ORIENTATION/LOCATION)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity. Oil fired heating (independent tanks for each property). Private drainage (cottage on separate system).

Local Authority: Stratford, Cottage - Band D, Main House Band F,

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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