



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Greenacres Farm, Badgers Lane, Lower Tysoe, Warwick, CV35 0BY





A beautifully restored five bedroom Grade II listed farmhouse, peacefully positioned along a no-through lane in Lower Tysoe. Extensively renovated in 2023, the property combines late-17th-century character with a bespoke kitchen, three reception rooms, three bathrooms and potential to create a one bedroom ANNEXE. The exposed timbers, substantial fireplaces, flagstone floors and traditional joinery sit comfortably alongside elegant decoration and high-quality contemporary fittings. Further benefiting from sustainable improvements including an air source heat pump. Outside, the wonderfully secluded landscaped gardens feature terraces, mature planting, lawns, a productive kitchen garden and numerous fruit trees.

- Characterful Grade II listed farmhouse, extensively renovated by the present owners in 2023
- Occupying a wonderfully private position along a peaceful no-through lane
- Wealth of original features, including an inglenook fireplace, exposed timbers, flagstone and timber floors
- Three individual reception rooms offering generous and versatile living space
- Five bedrooms and three beautifully appointed bathrooms
- Adaptable ground-floor suite with excellent annexe potential from the adjoining family room.
- Secluded, professionally landscaped gardens with terraces, mature planting and productive fruit trees
- Air source heat pump, enhanced insulation offering significant improvements to the property's energy efficiency
- Private gravelled parking for several vehicles
- Desirable semi-rural position on the northern edge of the Cotswolds



Offers Over £1,000,000





ACCOMMODATION

ENTRANCE HALL

The traditional flagstone floor immediately establishes the character of the house.

KITCHEN, DINING ROOM, UTILITY AND BOOT ROOM

The south-facing kitchen/dining room is a particularly impressive space. Enjoying a dual aspect and excellent natural light, it has ample room for a large dining table and forms a natural centre to the house. The handmade units were created by Monkeywood Kitchens and is complemented by quartz work surfaces, a double butler's sink and integrated appliances from Neff, Bosch and AEG. The adjoining pantry leads into a generous utility and boot room, providing plentiful storage and practical access to the garden.

SITTING ROOM

The sitting room is centred around a substantial inglenook fireplace with a wood-burning stove. A window seat, timber flooring and fitted shelving add further character.

SNUG / TV ROOM

with window to side, fitted storage units and shelving.

FAMILY ROOM

The substantial dual-aspect family room is another notable feature with potential to create an annexe as it connects to a

GROUND FLOOR BEDROOM AND EN-SUITE BATHROOM

A double room with an en suite bathroom and benefits from independent garden access.





LANDING

Connecting the bedrooms and bathrooms with a set of stairs leading up to the second-floor bedroom

PRINCIPLE BEDROOM WITH ENSUITE

An elegant and generously proportioned room with fitted storage and an en suite shower room featuring Burlington sanitaryware

BEDROOM THREE

A double room with window to side

BEDROOM FOUR

A double bedroom currently used as a study

BATHROOM

A beautifully redesigned family bathroom, also finished with Burlington fittings

BEDROOM FIVE

Ideal for older children, guests or use as a private home office. A substantial boarded and insulated loft provides valuable storage and offers further potential, subject to any necessary listed building and planning consents.



OUTSIDE

The gardens are one of Greenacres Farmhouse's defining features. The charming courtyard garden, redesigned with input from award-winning local garden designer Lucy Bravington, creates an intimate and sheltered area close to the house. This leads to a generous terrace that is ideally positioned for outdoor dining and summer entertaining. Beyond the terrace lies an expansive lawn, surrounded by established planting and mature greenery. A productive kitchen garden is complemented by an impressive selection of fruit bushes and trees. To front there is a private gravelled parking area with space for several vehicles. There is also potential to create a garage, similar to neighbouring properties subject to the relevant listed building permissions.





Lower Tysoe, Warwick



Ground Floor



First Floor

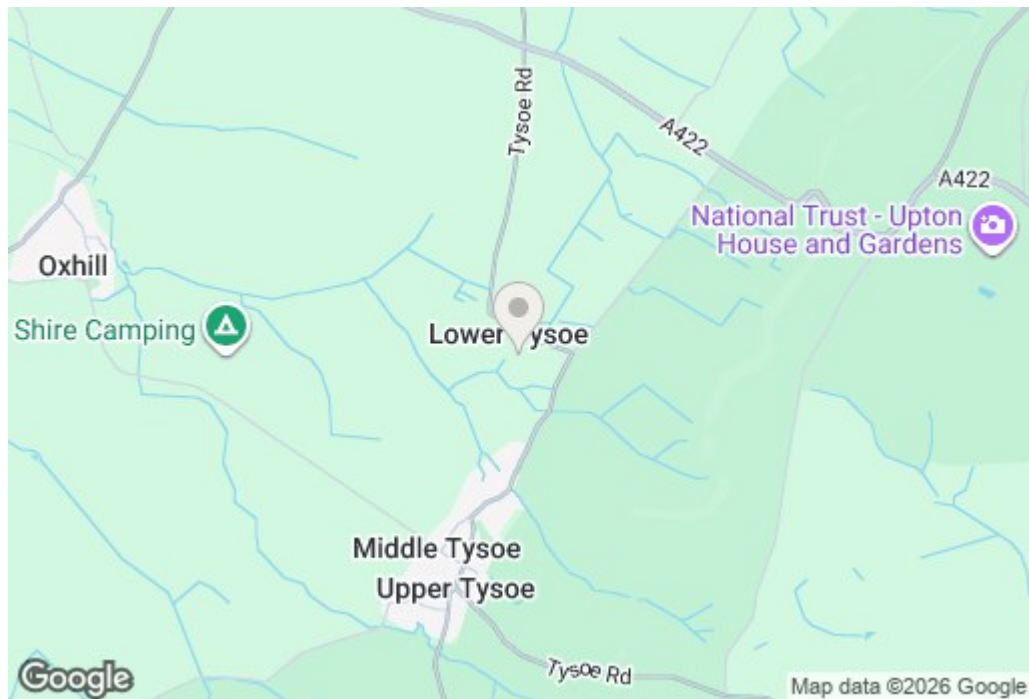


Second Floor

Total floor area: 293.6 sq.m. (3,161 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
Tel: 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

IN ASSOCIATION WITH

Winkworth