



Benn Hills Farm, Crow Lane Sheepy Magna, Warwickshire, CV9 3QX

HOWKINS &
HARRISON



Benn Hills Farm, Crow Lane
Sheepy Magna,
Warwickshire, CV9 3QX

Guide Price: £3,250,000

An exceptional country residence occupying a deeply private setting on the outskirts of Sheepy Magna.

Combining a substantial principal house, detached three-bedroom cottage, extensive garaging, stabling and beautifully established grounds extending to approximately 19.30 acres. Approached through a secure gated entrance and along a private drive to an impressive newly laid circular driveway, the property offers more than 6,800 sqft of accommodation within the main house, including elegant reception rooms, generous family living space, an indoor swimming pool, games room and versatile ancillary accommodation.

Externally, sweeping lawns, mature parkland, an arboretum, productive garden areas and a private lake are surrounded by open countryside.



Location

Benn Hills Farm occupies a deeply private rural position off Crow Lane, on the outskirts of Sheepy Magna and surrounded by the attractive countryside of west Leicestershire. Despite its secluded setting, the property remains well placed for access to the nearby market town of Atherstone, with further amenities available in Tamworth, Nuneaton and Ashby-de-la-Zouch.

Sheepy Magna is an established rural village within the Borough of Hinckley and Bosworth, known for its attractive countryside setting and historic parish church. The location is also convenient for the Midlands road network, with the A5 readily accessible and the M42 providing connections to the M6, M6 Toll and wider motorway system.

Rail services are available from both Atherstone and Tamworth, while Birmingham Airport and the NEC are also within comfortable driving distance.

Travel Distances - Approximate

Sheepy Magna village centre – 2 miles

Atherstone railway station – 4½ miles

Nuneaton railway station - 9 miles

M42, Junction 10 – 8 miles

Tamworth – 10 miles

Ashby-de-la-Zouch – 13 miles

Birmingham Airport / NEC – 24 miles

East Midlands Airport – 26 miles



Agents Comments

The quality of Benn Hills Farm is evident not only in its scale, but in the care and craftsmanship seen throughout. Bespoke cabinetry, substantial internal doors, deep architraves, detailed cornicing and finely finished joinery give the house a sense of permanence and individuality, while the accommodation balances formal elegance with relaxed family living. The result is a home that feels both impressive and highly usable.

Its breadth of appeal is equally notable. The property would suit a family seeking space, privacy and multigenerational flexibility, a buyer requiring substantial home-working or leisure accommodation, or those drawn to country living with guest, staff or ancillary provision. Equally, the grounds, cottage, garaging and stabling will appeal to purchasers with equestrian, lifestyle or estate-management interests. Few properties combine this level of presentation, versatility and seclusion in such a well-connected setting.



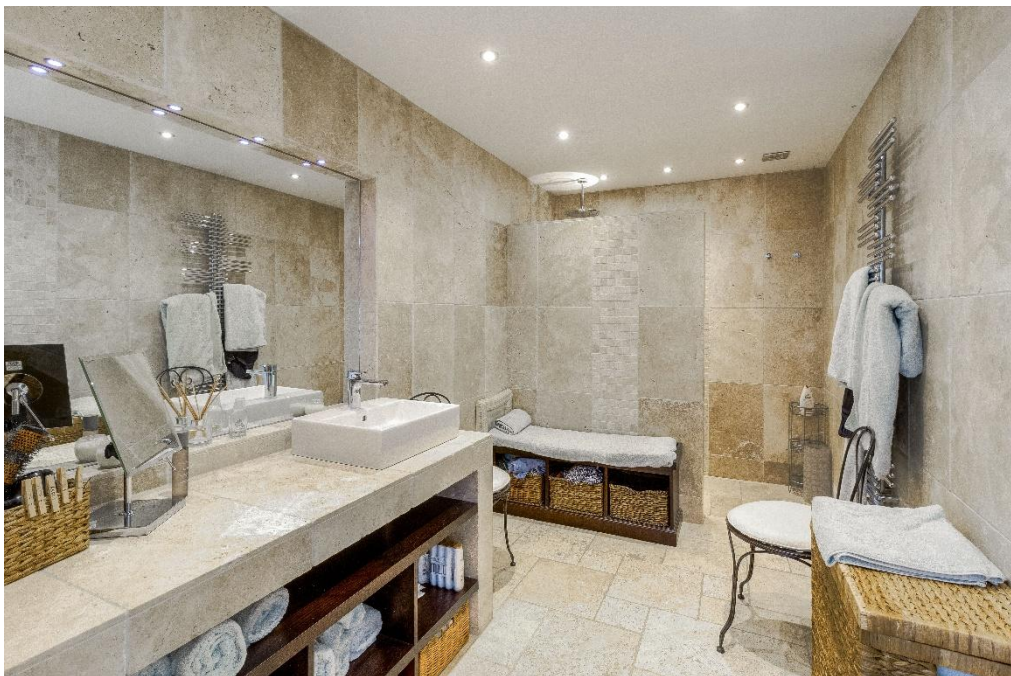


The Main Residence

The main entrance opens into an elegant reception hall, setting the tone for the scale and refinement found throughout. Formal sitting and dining rooms lie to either side, both beautifully proportioned with high ceilings, detailed cornicing, substantial fireplaces and tall sash-style windows overlooking the front grounds. Beyond, the accommodation becomes more relaxed and family focused. The family room adjoins the bespoke kitchen, which is arranged around a central island and supported by a pantry, utility room and boiler room. The standout conservatory creates a bright setting for informal dining and relaxation, with extensive glazing and views across the rear gardens. A separate study provides a private home office or library, while the adjoining leisure wing includes a generous games room and an exceptional indoor swimming pool. Tall arched windows, glazed doors and a large roof lantern fill the space with natural light and the paved surround creates space for loungers and informal seating, with a shower room, WC and plant room completing the suite. The side entrance connects with the adjoining garage,

The main staircase rises to a broad central landing. At one end is the main bedroom suite, comprising a spacious bedroom, separate dressing room and en-suite bathroom. At the opposite end lies a second generous suite, also incorporating its own dressing room and en-suite facilities, giving both of the larger bedrooms a pleasing sense of separation and privacy. Three further bedrooms complete the accommodation. One benefits from an en-suite shower room, while the remaining two are positioned to either side of the family bathroom, creating a practical and well-balanced arrangement.











Garaging & Courtyard

Arranged around a substantial paved courtyard to the rear of the main house is a useful range of ancillary accommodation, centred around a large garage block measuring approximately 34'1" x 18'11" and approached through three individual garage doors. The courtyard provides generous parking and manoeuvring space, while a separate personnel entrance gives convenient everyday access. Above the garage is a substantial first-floor room, measuring approximately 38'1" x 15'10", providing flexible additional space for working, leisure or occasional accommodation, subject to the relevant planning and building regulations.

Features

- Georgian style country house exceeding 6,800 ssqft
- Prestigious Sheepy Magna countryside setting
- Impressive newly laid circular driveway approach
- Elegant reception rooms with extensive family accommodation
- Indoor swimming pool and dedicated games room
- Detached three-bedroom cottage within the grounds
- Large garage block with versatile accommodation above
- Separate stable block with workshop and fenced yard
- Total of 19.30 acres with Private lake
- Sweeping parkland, arboretum and exceptional specimen trees





Outside, Gardens & Grounds

The property is approached along a private drive which opens onto an impressive newly laid circular driveway, creating a strong sense of arrival in front of the house and providing generous parking and turning space. A separate branch of the drive leads to the rear courtyard.

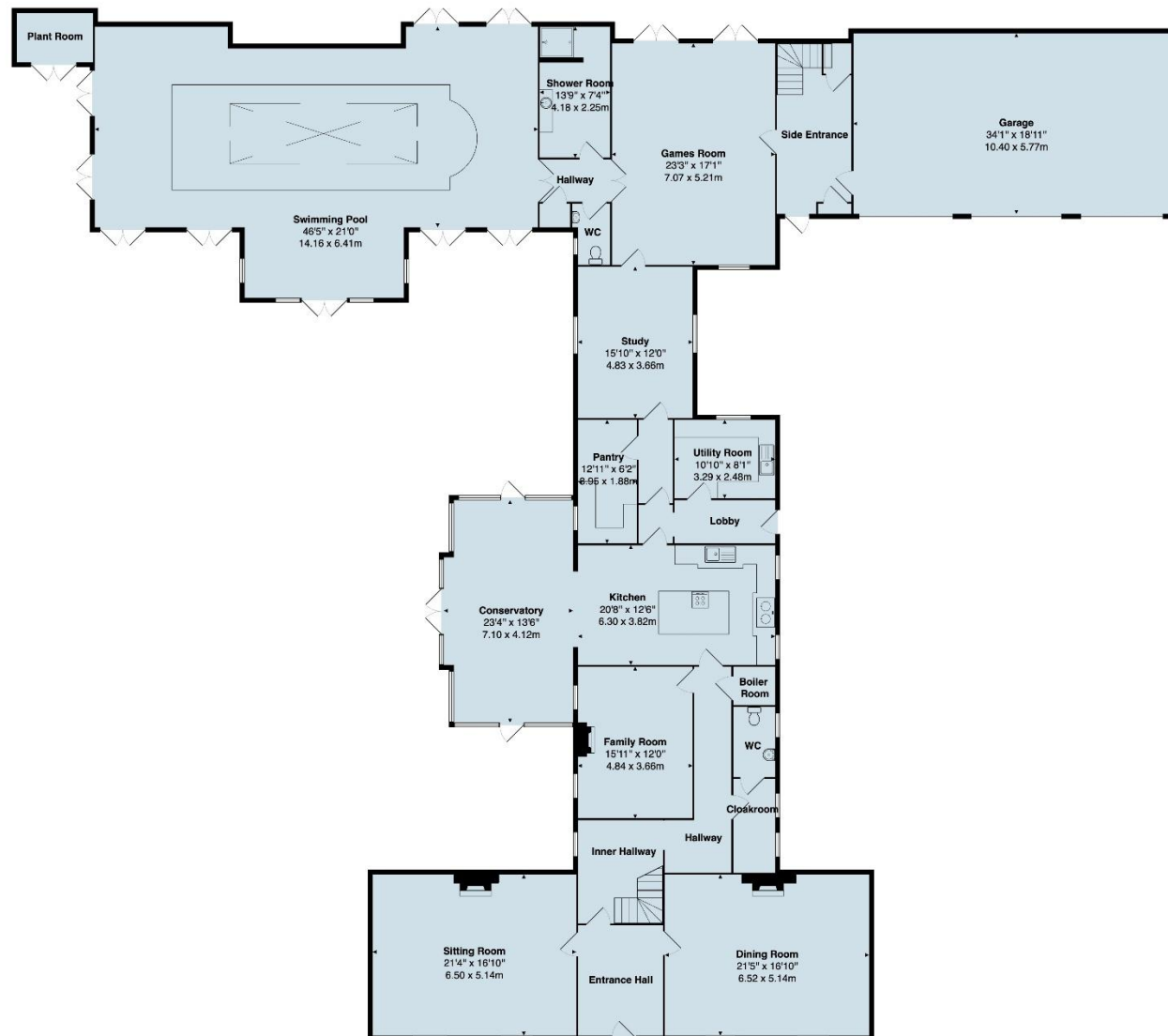
The gardens and grounds are extensive and beautifully established, combining broad formal lawns, mature specimen trees, richly planted borders and more natural areas of woodland and meadow. To the rear, a paved terrace adjoins the house and overlooks a wide expanse of lawn, while further areas include productive garden space with a substantial greenhouse, a timber garden pavilion and secluded pathways through the planting. There is an extensive piced watering system around the gardens and grounds.

A particularly attractive private lake forms a focal point within the grounds, edged by mature willows and waterside vegetation and approached by a timber walkway. Beyond, the arboretum and parkland contain an impressive variety of established trees set across sweeping grassland, creating a private and exceptionally tranquil setting, set within 19.30 acres.

Stable Block

Set separately within the grounds is a detached red-brick stable building divided into two principal sections, comprising a stable/workshop, measuring approximately 28'5" x 12'1". This is a versatile space that could accommodate further stabling, feed and tack storage, workshop use or estate equipment, depending on requirements. Adjoining it is a separate stable, measuring approximately 14'1" x 12'1". Both sections have independent external access, with additional windows providing natural light and ventilation.

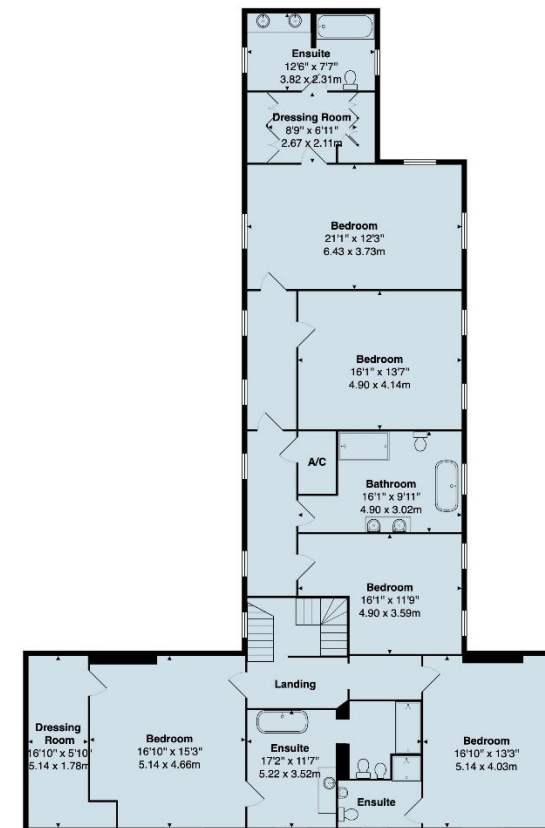
Immediately outside is a secure, fenced and gated yard, offering a practical turnout, handling or working area directly beside the building. The stable block is surrounded by mature trees and lawns, giving it a secluded position within the grounds with access to pasture land.



Ground Floor

Area: 4188 ft² ... 389.1 m²

Total Area: 6845 ft² ... 635.9 m² (excluding garage)
All measurements are approximate and for display purposes only



1st Floor

Area: 2083 ft² ... 193.5 m²

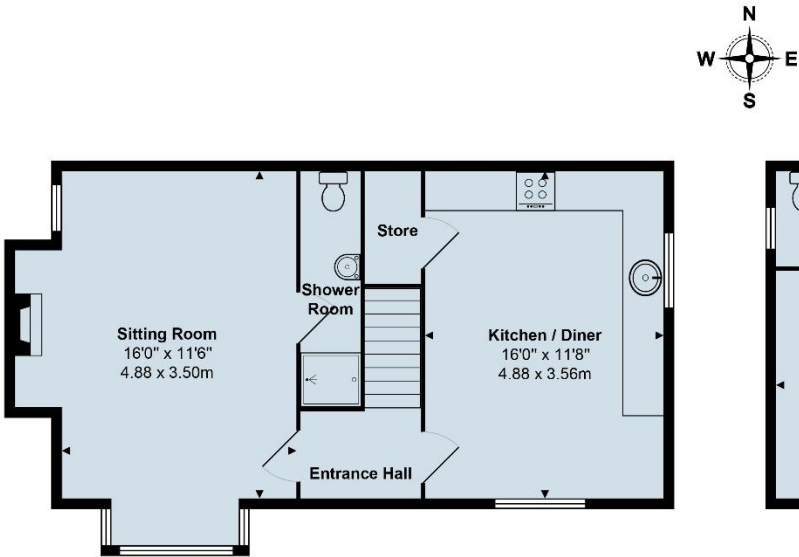


Main Residence

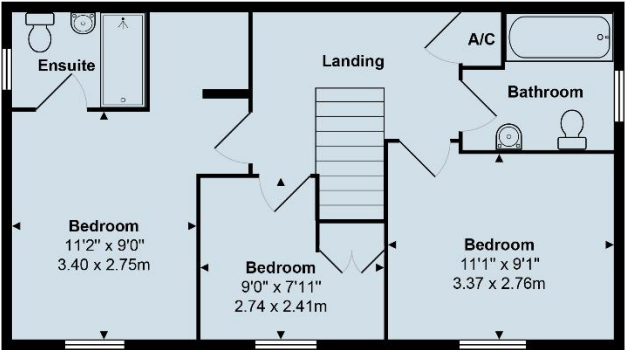




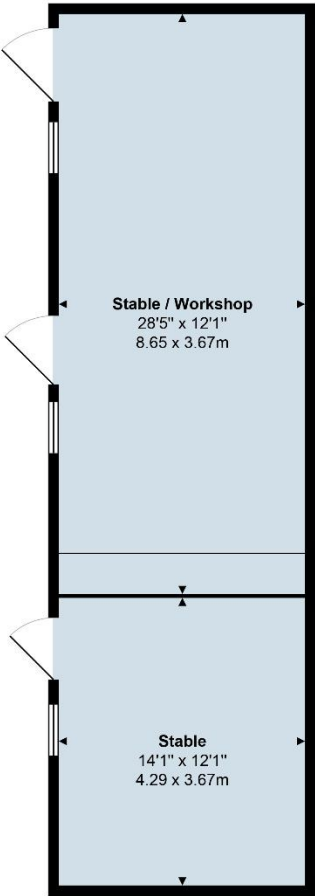
Detached Cottage & Courtyard



Cottage Ground Floor
Area: 504 ft² ... 46.8 m²



Cottage 1st Floor
Area: 472 ft² ... 43.8 m²



Stables
Area: 514 ft² ... 47.8 m²

Total Area: 1489 ft² ... 138.4 m²
All measurements are approximate and for display purposes only

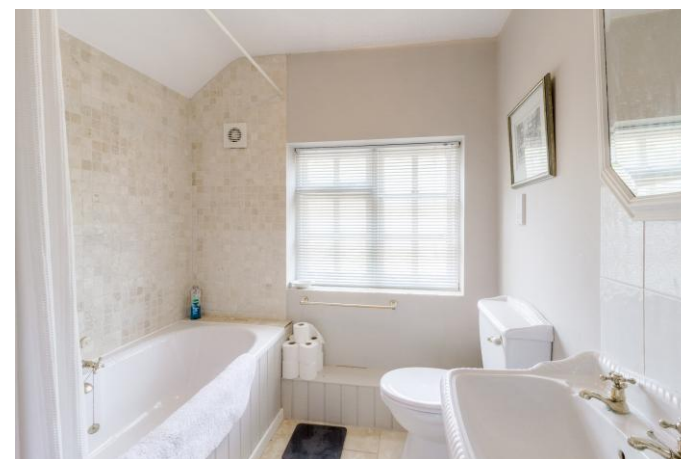
Detached Cottage

Set separately within the courtyard grounds, this detached property provides self-contained two-storey accommodation extending to approximately 976 sqft. The cottage is entered through a central entrance hall, from which the principal ground-floor rooms are arranged to either side. To the left is a comfortable sitting room, with windows to two elevations and a particularly attractive exposed-brick fireplace incorporating a freestanding wood-burning stove.

On the opposite side is the kitchen/diner which is fitted with a broad range of wall and base cabinetry, timber work surfaces and integrated cooking appliances, with space at the centre for a dining table. A tiled floor runs throughout, while the window above the sink provides natural light. A door leads into a separate store. Completing the ground floor is a useful shower room, fitted with a shower enclosure, wash basin and WC, together with a separate adjoining store off the kitchen.

To the first floor, the landing provides access to three bedrooms, bathroom and an airing cupboard. The largest bedroom benefits from its own en-suite shower room. Two further bedrooms offer flexibility for family members, guests or home working. The separate bathroom is fitted with a panelled bath, wash basin and WC.

Overall, the cottage provides valuable independent accommodation with its own kitchen, reception room, three bedrooms and two bath/shower rooms, making it well suited to extended family, guests, staff or other ancillary occupation, subject to confirmation of its relevant planning and occupancy status.



Right of Way

The property will be sold with a right of way along the farm drive to the north of the property, for ease of access to the pasture lands for maintenance.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel:01827-718021) Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The property benefits from mains water and electricity. The heating is oil fired and four drainage is to a private system.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band – H

Energy Rating - D



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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