



BEAUMONT HILL FARM

Broad Lane, Tanworth-in-Arden, Warwickshire



A SUBSTANTIAL GRADE II LISTED FAMILY HOME

This attractive period property has a with a wealth of character features,
a range of outbuildings and land totalling 32.74



32.74 acres

Local Authority: Stratford-on-Avon District Council

Tenure: Freehold

Council Tax band: H

Services: All mains services are connected to the property.

What3words: ///humans.notes.mass

Agent's Note: Please note there is a public footpath as identified on the boundary plan.

Viewings: By prior appointment only with the agents

SITUATION

Beaumont Hill Farm is in an idyllic location, private yet not isolated, and situated a short distance from the village. Tanworth-in-Arden is a charming village with an active community, offering a post office, popular pub and restaurant, highly regarded primary school with nursery, village hall, tennis club and nearby medical centre.

Henley-in-Arden provides everyday shopping, dining and leisure facilities, while Stratford-upon-Avon, Solihull, Leamington Spa and Redditch are all within easy reach.

The property benefits from excellent transport links via the M42, M40, M5 and M6, with Birmingham International Airport and rail services readily accessible.

There is golf at Ladbrook Park and racing at Warwick and Stratford-upon-Avon

Henley-in-Arden 4 miles, Hockley Heath 4 miles, Solihull 8 miles, Birmingham City centre 12.5 miles, M42 (J3) 2 miles, M40 (J16) 5 miles, Birmingham International Airport and Railway Station 15 miles (trains to London Euston from 70 minutes), Stratford-upon-Avon 19 miles, Warwick 12 miles, Warwick Parkway Station (trains to London Marylebone from 69 minutes).





THE PROPERTY

Beaumont Hill Farm is a superb Grade II listed family home, rich in character with features including exposed timber beams and original fireplaces. The property opens into a welcoming reception hall with stairs rising to the first floor and doors leading to the principal reception rooms. These include an impressive drawing room with a striking inglenook fireplace, a sitting room and a delightful home office/study with a bay window overlooking the front elevation.

The ground floor accommodation is further enhanced by a kitchen/breakfast room with pantry, leading through to the stunning dining/family/garden room. Bifold doors open onto the rear gardens and enjoy wonderful views across the surrounding grounds beyond. A boot room, second kitchen/utility room and cloakroom complete the ground floor accommodation.

The first floor provides five double bedrooms, three en suite bathrooms and a laundry room.

The second floor is dedicated to the impressive principal suite, comprising a nursery room/bedroom seven, a well-appointed dressing room and a luxurious en suite









GARDENS & GROUNDS

Outside, Beaumont Hill Farm is equally impressive. A gated driveway leads to the house, where there is ample parking, a turning circle and access to the garaging.

To the rear, beautifully maintained formal gardens enjoy wonderful views across the paddocks and large lake, which is framed by mature trees. Extending to approximately 32.74 acres, the property is particularly well suited to those with equestrian interests.

Beaumont Hill Farm also benefits from an excellent range of outbuildings, offering significant potential, subject to the necessary consents. The traditional outbuildings include a threshing barn and several stables, while a modern steel-framed warehouse provides additional space, together with an internal office and kitchenette.

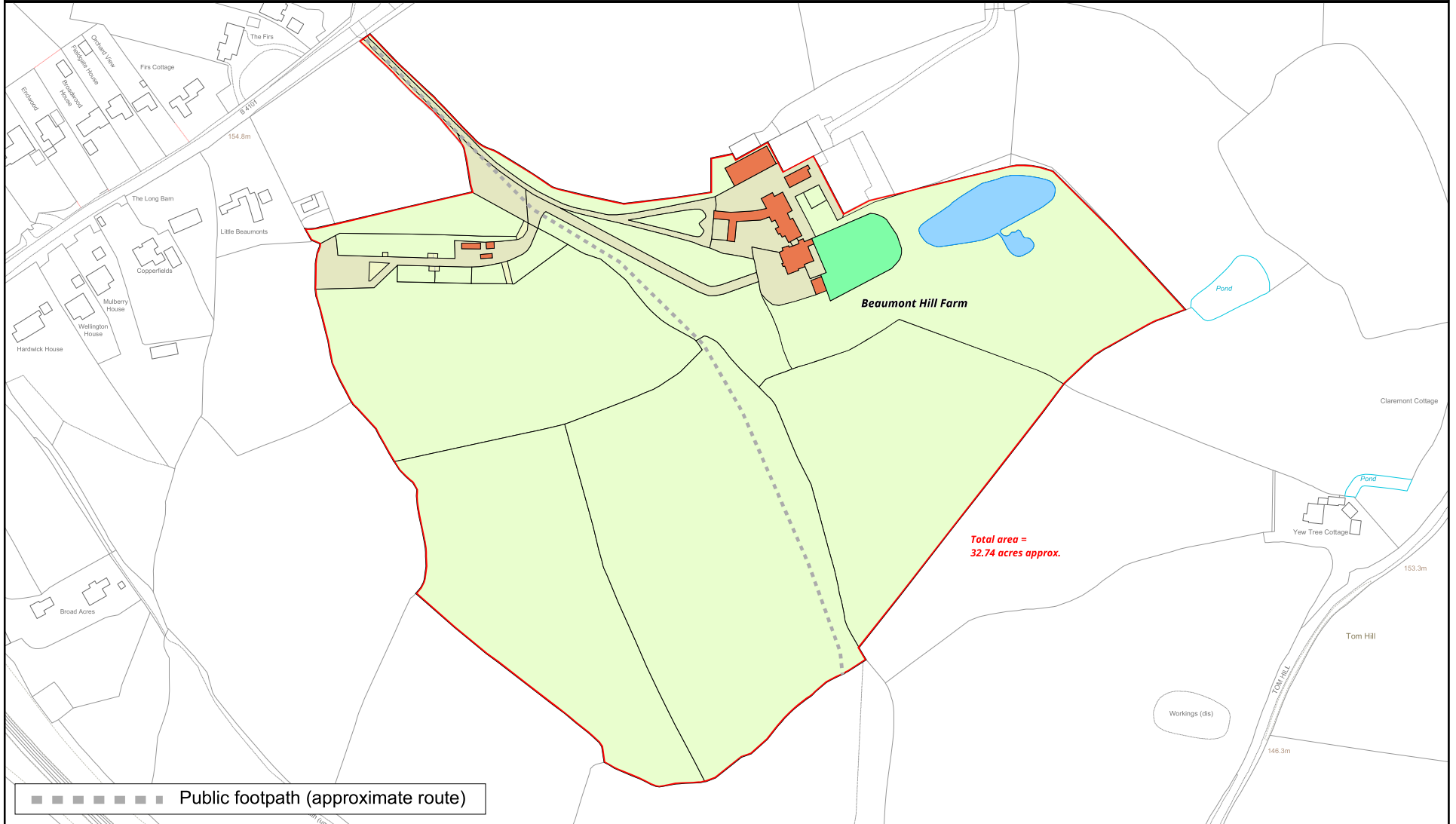
A number of the outbuildings and barns have previously been the subject of planning permissions for conversion to residential dwellings. While consent was granted and later extended, the permissions have now lapsed.

All information relating to the various planning applications at Beaumont Hill Farm can be found on the below link: <https://apps.stratford.gov.uk/eplanning/PropDetail.aspx?ref=006KPNPMDT000>

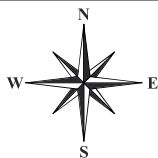
Please also note that the Modern Warehouse can only be used solely for agricultural purposes and farm office. There shall be no other use of storage other than with express consent of the Local Planning Authority. This is referenced within Planning Application 18/02035/FUL



Beaumont Hill Farm



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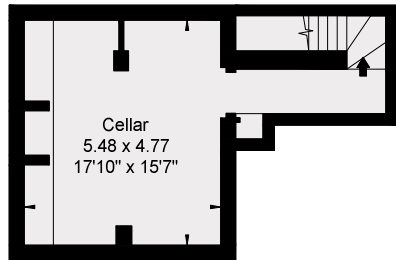
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Title
Beaumont Hill Farm

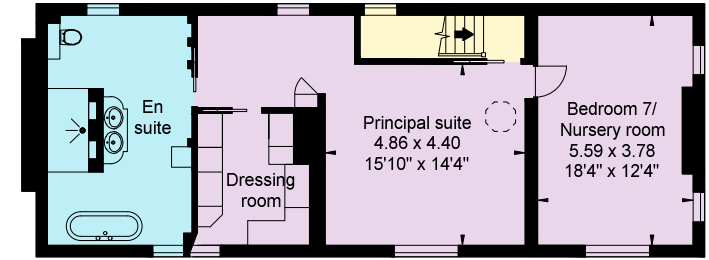
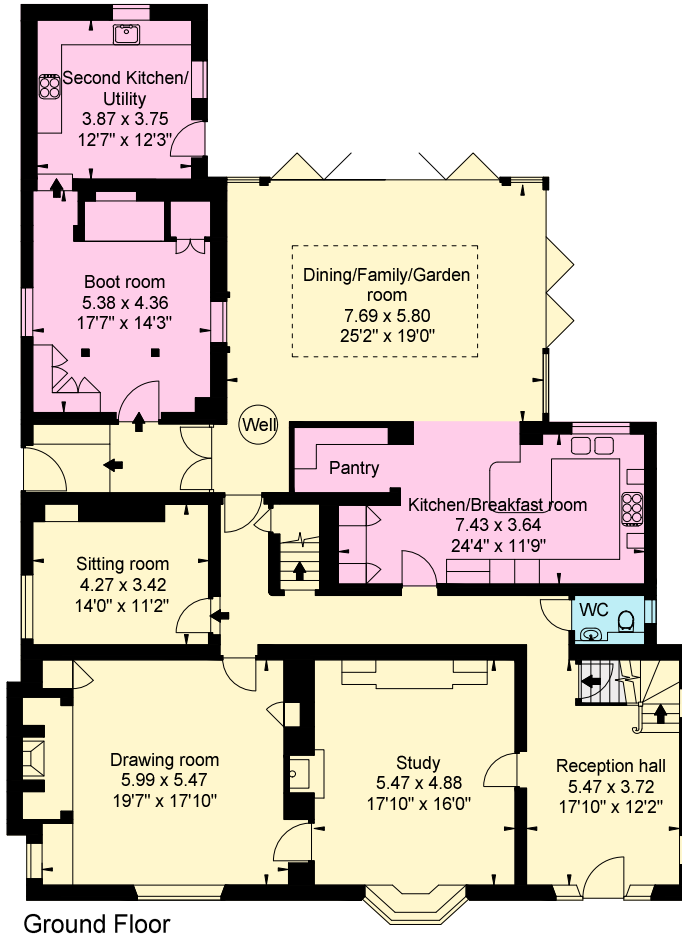
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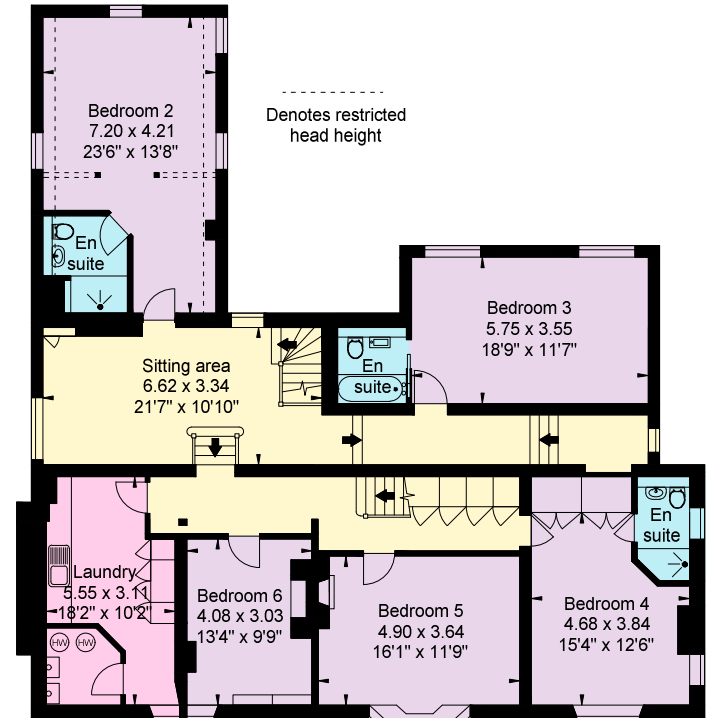




Cellar



Second Floor



First Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 567 sq m / 6,104 sq ft

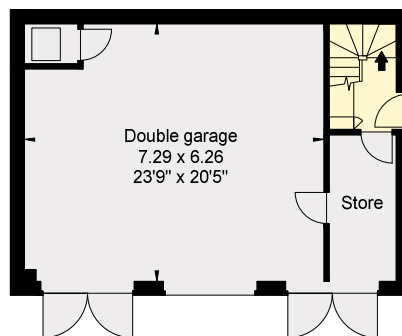
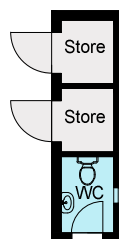
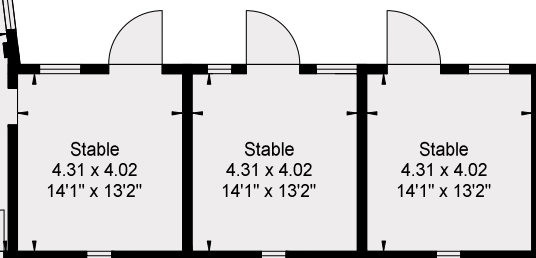
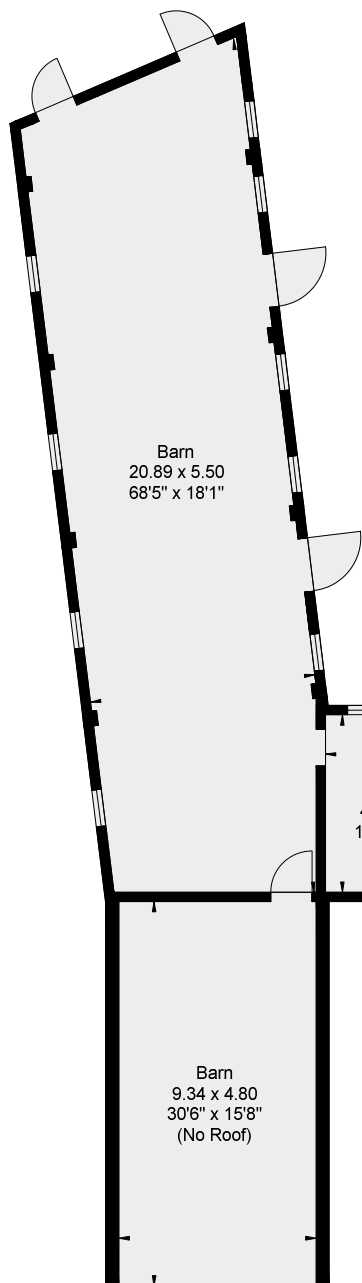
First Floor Flat: 36 sq m / 388 sq ft

Outbuildings: 1,097 sq m / 11,810 sq ft

Total: 1,700 sq m / 18,302 sq ft

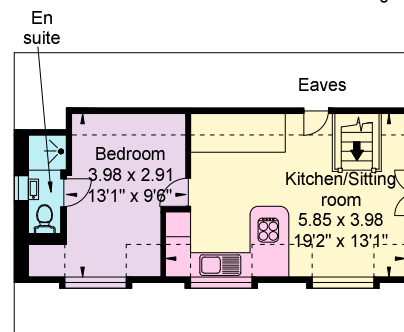
inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



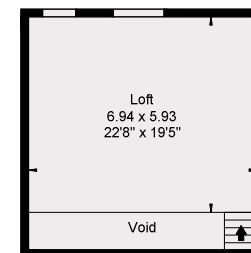
Outbuilding

Not shown in
actual location /
orientation

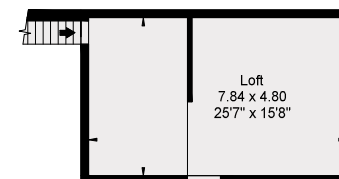


First Floor Flat

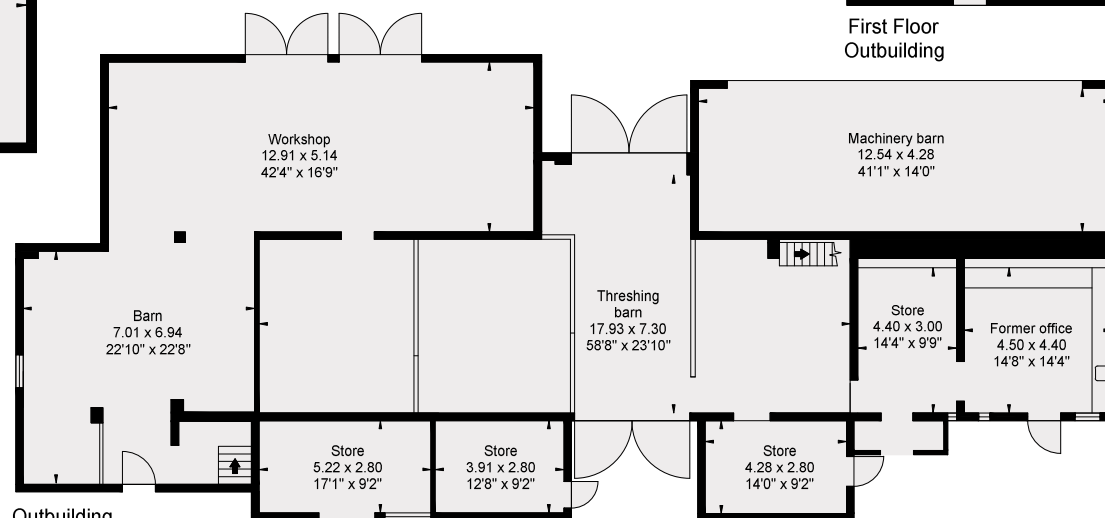
Denotes restricted
head height



First Floor
Outbuilding



First Floor
Outbuilding



Outbuilding



We would be delighted
to tell you more.

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Date: 25 August 2026
Our reference: STR012434003

Beaumont Hill Farm, Broad Lane, Tanworth-in-Arden, Solihull, B94 5DN

We have pleasure in enclosing details of the above property for which we are quoting Offers in excess of £2,850,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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A stylized, handwritten signature of "Knight Frank" in black ink.

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