



MANOR FARM  
OLD MINSTER LOVELL, OXFORDSHIRE



## A BEAUTIFUL COTSWOLD STONE FARMHOUSE WITH A RANGE OF CONVERTED OUTBUILDINGS SITTING IN PICTURESQUE GARDENS IN THE SOUGHT AFTER WINDRUSH VALLEY.

Witney 2.9 miles | Burford 5.5 miles | Estelle Manor 6 miles | Charlbury 7 miles | Oxford 18 miles | London 68 miles

### ACCOMMODATION

#### The Farmhouse

Entrance hall | Large Kitchen/breakfast | Garden room | Dining room | Sitting room | Boot room | Wine cellar | Cloakroom.  
Principal bedroom suite | Guest bedroom suite | Two further bedrooms and a Family bathroom.

#### Barn Cottage

2/3 bedrooms and a bathroom with open plan Kitchen/living room

#### Library Barn

With living room | kitchen | bathroom and bedroom

#### Gym and Storage barn

Containing a contemporary design gymnasium pod | twin double doors and a large multi-use storage area

#### Large Tithe barn

An extraordinarily well-presented tithe barn suitable for parties, functions or further storage

#### Dovecote

Scheduled as an Ancient Monument, a beautiful and well preserved dovecote

#### Former granary

Potentially suitable for conversion, subject to necessary consents

#### Gardens and Grounds

Long approach | Beautiful mature walled gardens | Swimming pool and tennis court | Wildflower meadows, water meadows and pastureland  
Woodland | 760 yards single bank fishing on the Windrush | Stabling | Garaging and carport

**In all about 60 acres**

## HISTORY

Minster Lovell Hall was built circa 1431-42 by William, 7th Lord Lovell, incorporating parts of an earlier building in the ownership of the Lovell family since the 12th century. William's grandson Francis, the 9th Lord Lovell, was a prominent Yorkist – supporting Richard III against Henry VII – and, after the defeat and death of King Richard at the Battle of Bosworth Field in 1485, the Lovell estates were confiscated by the Crown. The house was dismantled circa 1747 by Thomas Coke, Earl of Leicester. In the early 20th century, the ruins were restored by HM Office of Works and are now scheduled as an Ancient Monument and maintained by English Heritage. The 15th century church of St Kenelm (named for the son of Kenwulf, King of Mercia) survives apparently intact, along with a number of buildings forming part of the manorial farm complex, including a magnificent tithe barn, a remarkably well-preserved circular dovecote, a former granary, etc. Together, these form a group to the south and east of the farmhouse.

Manor Farm was acquired in 1973 by Peter and Gillian Parker, who restored the run-down buildings and dramatically improved both house and garden. Lady Parker, a truly inspired and enthusiastic plantswoman, candidly and entertainingly describes the arduous but rewarding process of transforming the gardens in *The Purest of Pleasures: The Creation of a Romantic Garden* (Hodder & Stoughton, 1988).

The current owners have taken the work that the Parkers did and considerably enhanced the house and buildings, many of which have undergone a significant programme of works and are presented to a very high standard.



## THE PROPERTY

Manor Farmhouse is believed to incorporate elements of the former 12th century Chapel of St Cecilia serving Minster Lovell Hall. Noteworthy features include a massive 16th century iron studded oak entrance door with original hand-forged hinges and carved stone fireplaces in both the sitting room and dining room. The rooms are well proportioned and the presentation is to a high standard.

## SITUATION

Manor Farm is reached by a gravelled drive from a country lane on the eastern fringe of the village, directly adjoining open Cotswold countryside, providing a wide variety of walking and riding along a network of footpaths and bridleways. Old Minster Lovell lies within a National Landscape area and the Minster Lovell Conservation Area. It is perhaps best known for the romantic ruins of Minster Lovell Hall and its historic church, both adjacent to and immediately south of the property.

## COMMUNICATIONS

Minster Lovell is easily reached by the A40 that links up with the national motorway network with both the M40 and M4 being easily accessible and providing quick access to London. Regular train services run from Charlbury (about 7.5 miles), providing a mainline link to London Paddington in about 70 minutes.



## SHOPPING & AMENITIES

The charming Cotswold town of Burford (about 6 miles) offers a selection of shops, restaurants and hotels. The busy market town of Witney (3 miles) provides everyday shopping including a Waitrose and a Marks & Spencer.

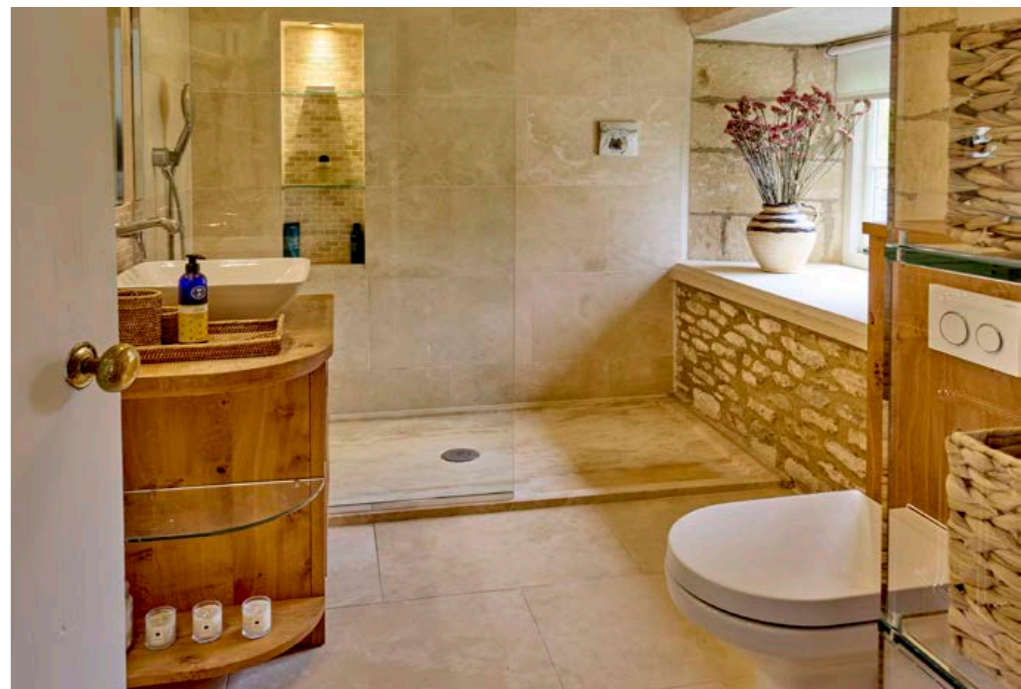
## SCHOOLS

There is an excellent range of schools in the area, including Cokethorpe School on the Witney to Abingdon road and St Hugh's Prep school near Faringdon. The Dragon, St Edward's and The High School are all in Oxford. Radley College at Abingdon, Stowe School near Buckingham, Cheltenham Boys and Ladies Colleges, Westonbirt School, Hatherop Castle Prep, Kitebrook Prep and Tudor Hall at Banbury are all within easy reach.

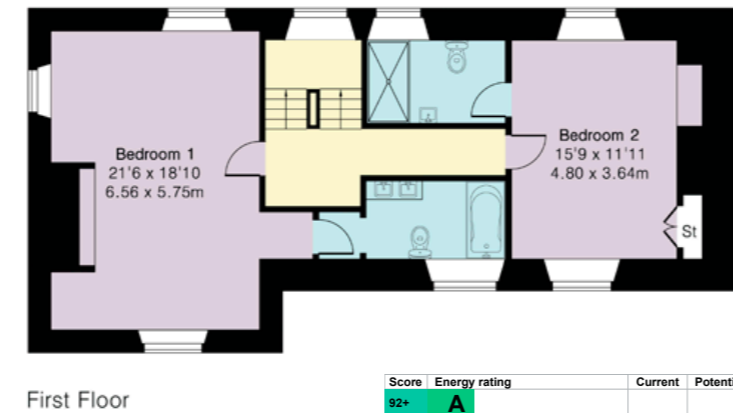
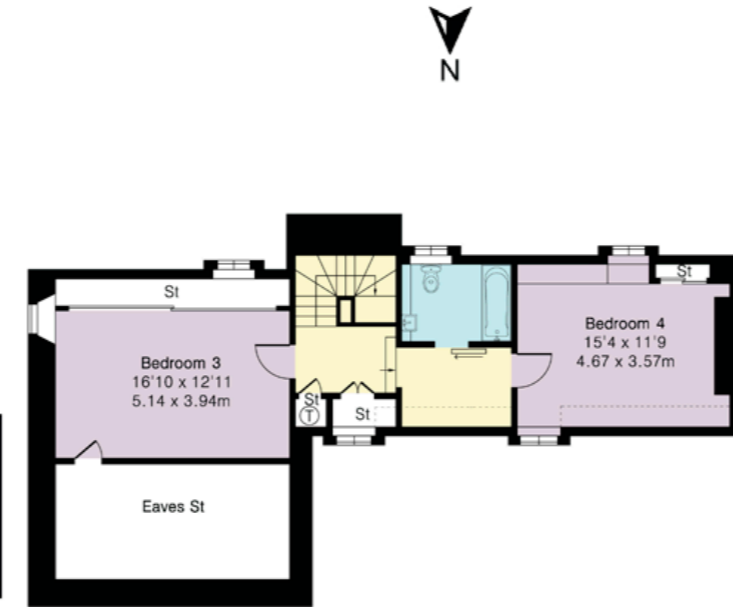
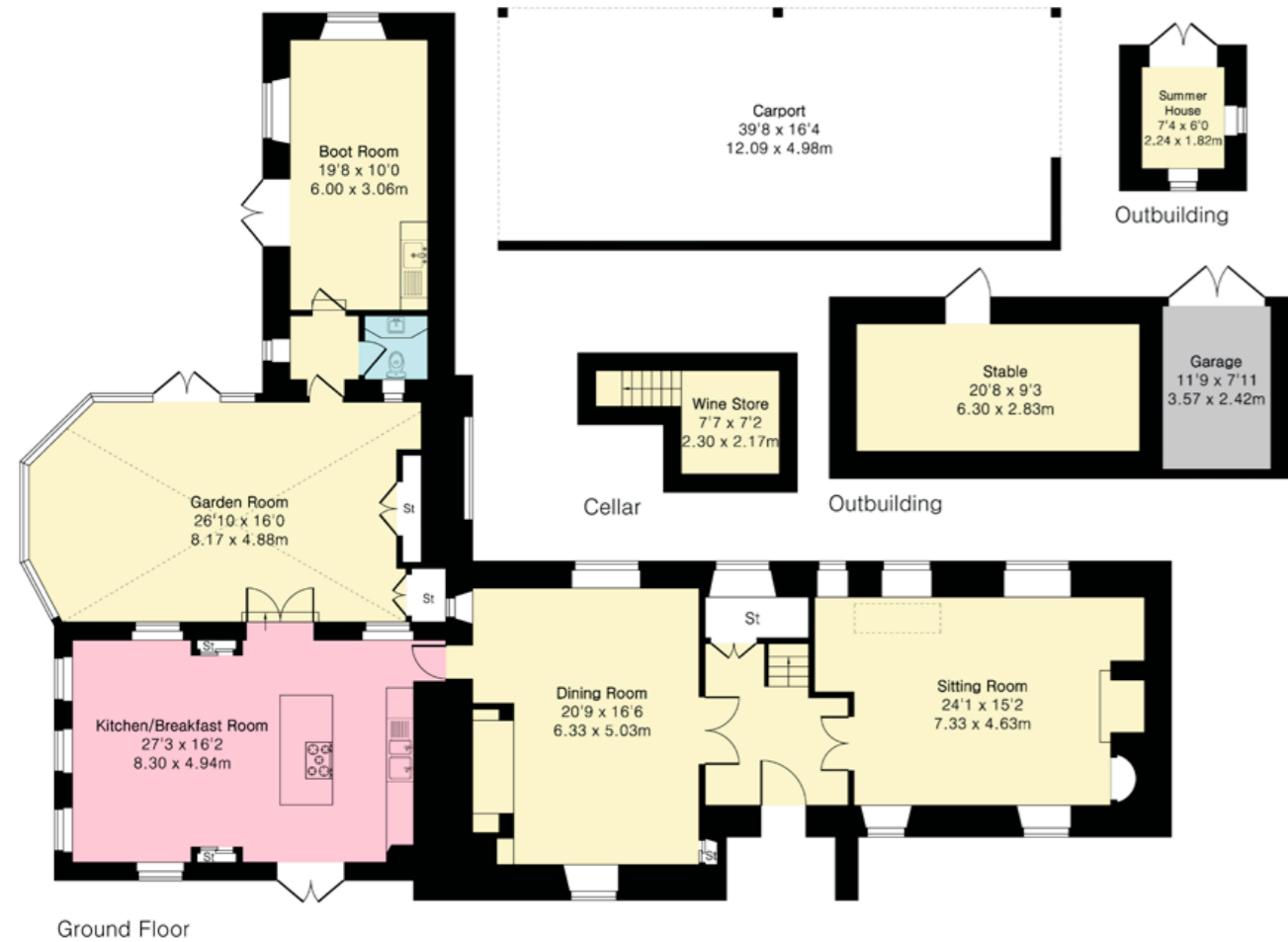
## SPORTING & LEISURE

Minster Lovell is ideally located for access to the popular members clubs Estelle Manor (6 miles), Daylesford Organic Farm shop and Club (13 miles) Soho Farmhouse (16 miles). There is fishing on the River Windrush; golf at Chipping Norton, Naunton Downs, Minchinhampton and Burford; racing at Cheltenham, Stratford-upon-Avon and Newbury; polo at Kirtlington, Cirencester Park and Beaufort.





# MANOR FARM – MAIN BUILDING



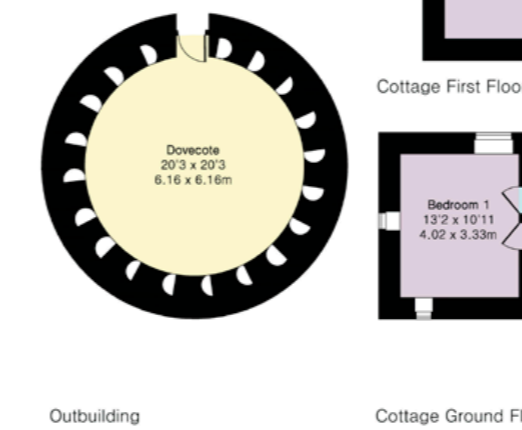
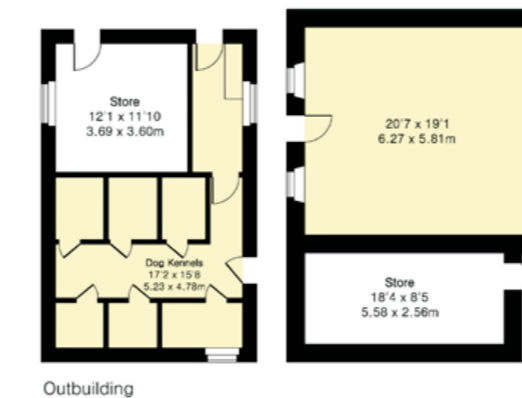
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	36 F	
1-20	G		

Manor Farm - EPC Rating = F

Approximate Gross Internal Area  
 Cellar Area = 7 sq m / 70 sq ft  
 Ground Floor Area = 194 sq m / 2,087 sq ft  
 First Floor Area = 77 sq m / 826 sq ft  
 Second Floor Area = 56 sq m / 605 sq ft  
 Outbuilding Floor Area = 32 sq m / 346 sq ft  
**Total = 334 sq m / 3,588 sq ft (Excluding Outbuildings)**

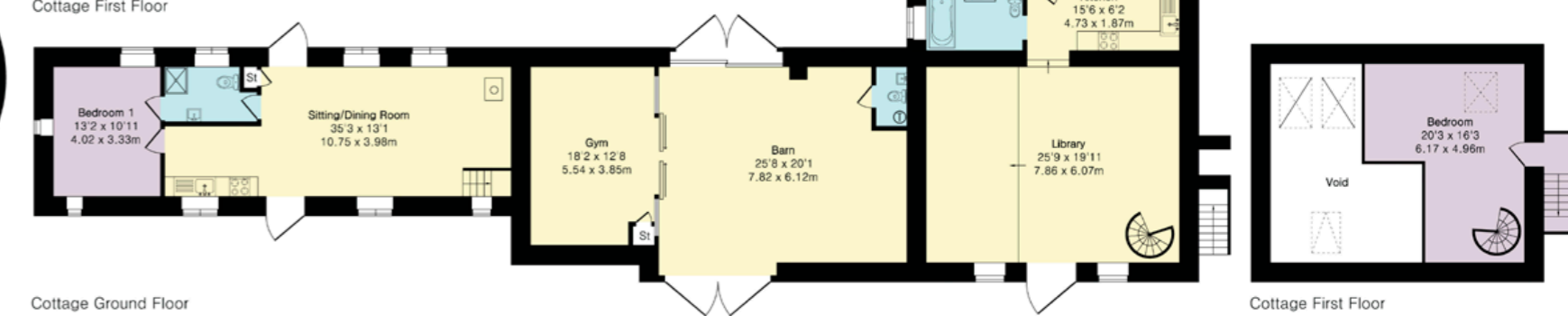
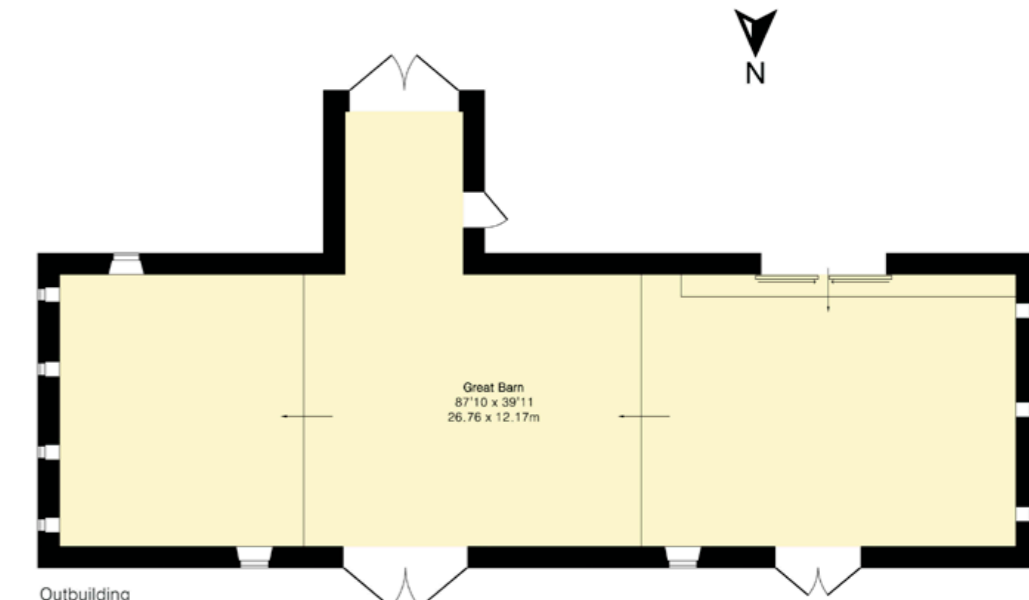
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# MANOR FARM – OUTBUILDINGS



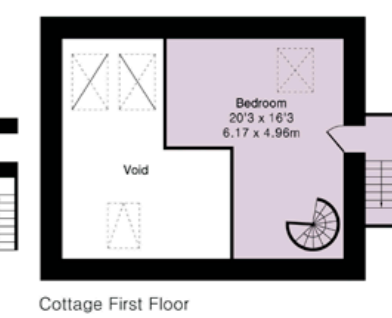
Approximate Gross Internal Area  
 Barn Cottage Ground Floor Area = 199 sq m / 2,138 sq ft  
 Barn Cottage First Floor Area = 58 sq m / 625 sq ft  
 Outbuilding Floor Area = 317 sq m / 3,409 sq ft  
**Total Area = 574 sq m / 6,172 sq ft**

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	

Library - EPC Rating = G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	2 G	

Barn Cottage - EPC Rating = G



## BARN COTTAGE

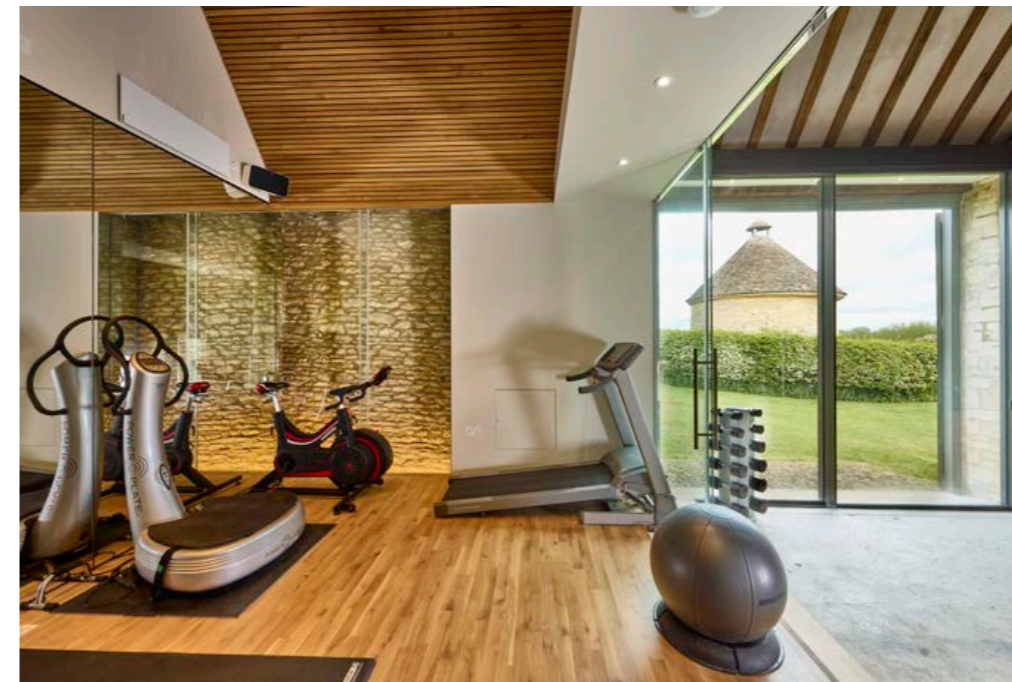
This is located a short distance to the north-east of the farmhouse. On the ground floor is a large sitting /dining room with open-plan kitchen, and a bedroom suite and a gallery overlooking the sitting/dining room provides two further bedroom areas. Barn Cottage is ideal guest accommodation.

## GYM & STORAGE BARN

Nestled between Barn Cottage and Library Barn is a storage barn that has a contemporary gym pod sympathetically fitted to one side. The rest of the barn provides excellent storage.

## LIBRARY BARN

Makes use of former stabling and is a comfortable one bedroom cottage with an open plan sitting and dining area with a kitchen at the back and a bedroom on a mezzanine floor.



## THE TITHE BARN

This is the southernmost of the outbuildings. A truly magnificent example of a 15th century Cotswold stone barn with a stone slate roof, with both mediaeval and pre-Romanesque stone buttresses at the rear, it is over 87 feet in length, with stone-paved flooring and exposed timber roof trusses. Doors at the rear open onto a sunken walled garden. This building has been used for numerous parties and provides for extensive storage or garaging. The current owners have meticulously restored the building, including a new roof.



## THE DOVECOTE

Sitting close to the eastern edge of the garden curtilage. Also of Cotswold stone construction and dating from the 15th century, it is circular with a stone slate conical roof. The interior, over 20 feet in diameter, is complete with stone nesting boxes and exposed timber roof structure. Scheduled as an Ancient Monument, it is the subject of a Deed of Guardianship whereby English Heritage is responsible for its management and maintenance.



## THE GRANARY

Is located closer to the east side of the house. It is a later stone building with stone slate roof, thought to date from the 17th century. It is considered suitable for conversion to residential use, subject to necessary consents.





## GARDENS & GROUNDS

In her book *The Purest of Pleasures: the Creation of a Romantic Garden* (Hodder & Stoughton, 1988), former owner Lady Parker describes the painstaking transformation of the disused farm, bought at auction in 1973. An intuitive and passionate plantswoman, she created an orchard, formed terraces, flowerbeds, lawns, colonnades and walks, excavated ponds, and planted numerous trees, shrubs and herbs within the series of enclosures between the mellowed Cotswold stone walls and ancient buildings.

The front of the house looks over lawns bordered by well-stocked beds of flowering plants including climbing roses, hellebores, hostas, bluebells, peonies, irises, poppies, alpinas and forget-me-nots. High stone boundary walls shelter mature silver birch, maples, dogwood, bay, and rose-clad apple and cherry trees; and groups of pleached hornbeams form a focal point. There is a well-planned herb garden with flagstone paths, and a wrought iron pergola walk planted with white roses. In front of a pyramidal roofed summerhouse a small south-facing stone terrace provides a perfect spot from which to enjoy the view back towards the house.

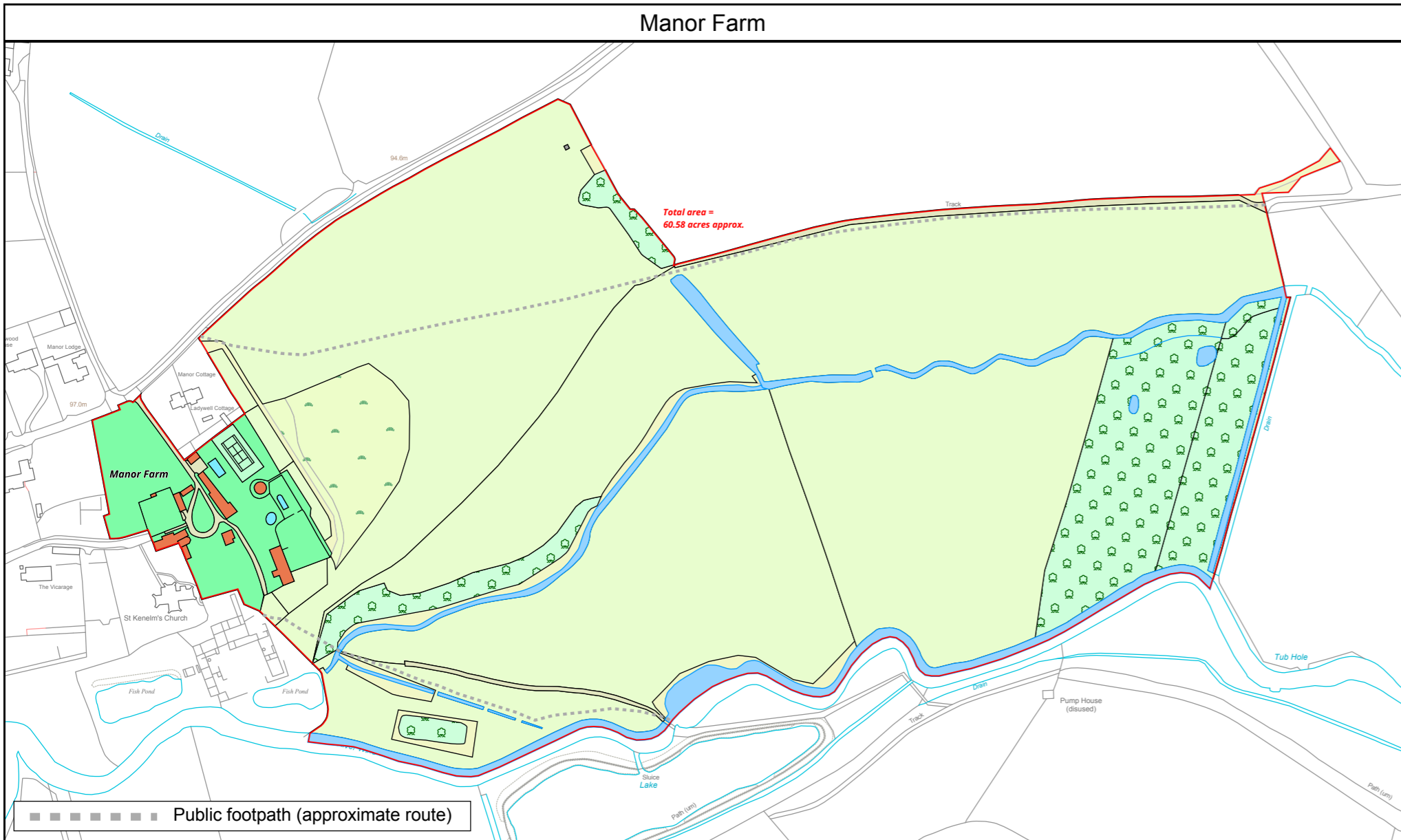
A paved terrace adjoining the conservatory on the south-east side of the house is the ideal area for outside dining. It overlooks the walled orchard garden with the church to the west and the ruins to the south. The broad lawn is interspersed with apple and pear trees and, alongside the south-facing wall, adorned with plum trees, an ancient cobbled terrace is planted with lavenders, roses, cotoneaster and more herbs, and bordered with golden marjoram. The wall ends by the old granary where a wrought iron arch is planted with clematis and roses and leads to the lovely old tithe barn.



A similar arch, seasonally clad in yellow roses and honeysuckle, separates the upper and lower pool gardens to the north of the tithe barn. The lower pool garden is more formal, with stone paving surrounding a rectangular lily pool. Alongside is an ornamental pear and maple, and against the eastern wall timber-framing supports vines. Immediately to the north is the circular dovecote, accessed from the far side of the wall, and beyond is the hard tennis court. To the east of the tennis court is a small arboretum where mature trees include a dramatic double scarlet hawthorn, and to the west is the swimming pool with a stone terrace bordered by raised beds of roses and rosemary.

To the south and east of the gardens lay 55 acres of meadows and woodland, comprising gently sloping species-rich organic grassland bordered to the south by the meandering River Windrush. There are approximately 760 yards of single bank fishing in the Windrush.





<p><b>Land Development Services Ltd</b>  <b>Plan Preparation</b>          Unit 15, Glenmore Business Park          Telford Road          Salisbury SP2 7GL          (e) <a href="mailto:planprep@lds-survey.co.uk">planprep@lds-survey.co.uk</a></p>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Date:</td> <td style="font-size: 8px;">Drawn By:</td> <td style="font-size: 8px;">Scale:</td> <td style="font-size: 8px;">Plan Ref:</td> </tr> <tr> <td style="font-size: 8px;">12:05:26</td> <td style="font-size: 8px;">CW</td> <td style="font-size: 8px;">1:3500 @ A4</td> <td style="font-size: 8px;">21384</td> </tr> <tr> <td colspan="4" style="font-size: 8px;"><b>Title</b></td> </tr> <tr> <td colspan="4" style="text-align: center; font-weight: bold; font-size: 10px;">Manor Farm</td> </tr> </table> <p style="font-size: 8px;">This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786</p>	Date:	Drawn By:	Scale:	Plan Ref:	12:05:26	CW	1:3500 @ A4	21384	<b>Title</b>				Manor Farm			
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Manor Farm																			

## PROPERTY INFORMATION

**Planning/Listing:** Manor Farmhouse, the tithe barn and dovecote are listed Grade II\* as being of special architectural or historical interest. The dovecote is also scheduled as an Ancient Monument and is the subject of a Deed of Guardianship, under the terms of which English Heritage is responsible for its management and maintenance. The former granary/workshop and the building comprising Barn Cottage, the gym barn and Library Barn are all listed Grade II.

**Easements, Wayleaves and Rights of Way:** The property will be sold subject to and with the benefit of all rights, both public and private, including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether or not referred to in these particulars. Purchasers should satisfy themselves as to the extent and location of any easements, wayleaves or rights of way. There is a public footpath allowing access through OS134 and OS175 to the dovecote. A further public footpath runs south-east from the ruins across OS134 and OS132 to a footbridge across the river, and another from the lane to the north of Ladywell Cottage runs eastwards across OS175 and alongside the remains of an old stone wall on the northern edge of OS178. There are two permissive footpaths, one crossing the first field between the kissing gate into the Ruins and Ladywell Pond and the other running from Ladywell Pond to the footbridge across the river.

**Minerals, Sporting and Timber Rights:** All mineral rights and standing timber such as they are owned are included in the sale. Shooting rights over the property are included in the sale. Single bank fishing rights in the River Windrush extend along the entirety of the southern boundary of the property, approximately 760 yards, and are included in the sale.

**Services:** Mains water, electric and drainage. Heating is oil and electric in the main house and electric in the outbuildings.

**Local Authority:** West Oxfordshire District Council

**Manor Farm EPC Rating:** Band F

**Barn Cottage EPC Rating:** Band G

**Library EPC Rating:** Band G

**Directions:** OX29 0RR.

**What3words:** what3words: ///hacksaw.lion.commands

**Viewing:** Strictly by prior appointment with Knight Frank.

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