



MOVELI

# Manor Farm

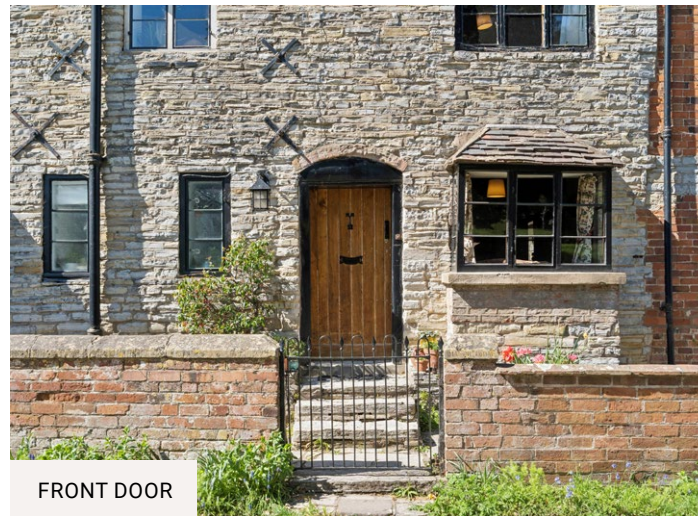
WELFORD ON AVON



HOUSE FRONTAGE



KITCHEN BREAKFAST ROOM



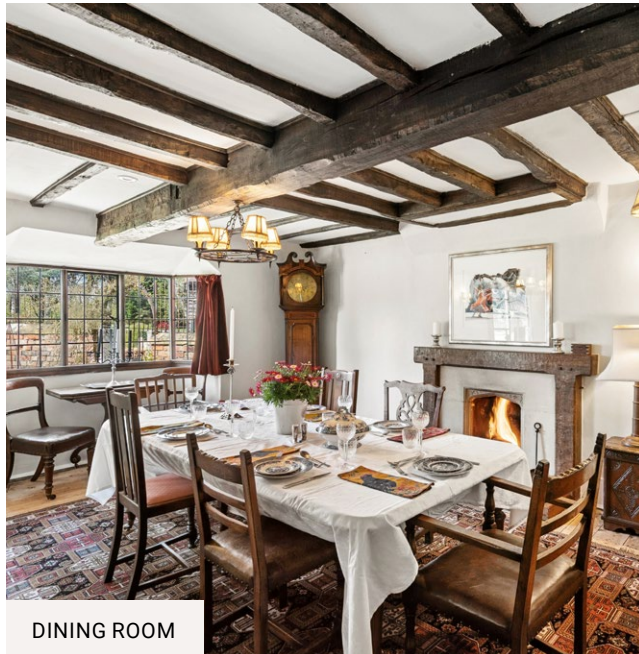
FRONT DOOR



SITTING ROOM



HALL



DINING ROOM



PADDOCK

Dating from the early 18th century, with later 19th-century additions, Manor Farm offers a rare blend of heritage, warmth and understated rural elegance with exciting potential for further enhancement.

- Grade II listed farmhouse dating from the early 18th century
- Approximately 0.54 acres of mature gardens with a paddock
- Set between a charming apple orchard and open countryside with gated access for privacy and security
- Wealth of period features including an inglenook fireplace, exposed beams, flagstones and wooden panelling
- Spacious kitchen/breakfast room ideal for family living
- Versatile layout with multiple reception rooms, including a traditional cloakroom
- Potential to create a self-contained annexe (subject to consents)
- Four bedrooms plus additional loft rooms
- No chain
- Sought-after village setting with excellent access to Stratford-Upon-Avon

Manor Farm is a distinguished Grade II listed farmhouse of exceptional character, set behind an apple orchard within grounds of approximately 0.54 acres. It enjoys open views and a peaceful yet central position in one of Warwickshire's most sought-after villages.

A home of notable depth and character, Manor Farm unfolds through a series of beautifully proportioned reception rooms, each with its own distinct atmosphere. Period features are evident throughout, including exposed timbers, original flagstones, timber floorboards, wooden panelling and several fireplaces, most notably a striking inglenook with a wood-burning stove forming a natural focal point.

### Ground Floor

The layout is both generous and versatile, offering multiple reception spaces suited to everyday family living as well as more formal entertaining. The dining room is particularly elegant, featuring a bay window, full ceiling beams, a working fireplace and a traditional serving hatch. At the heart of the home lies a welcoming kitchen and breakfast room, designed as a sociable and practical space. This is complemented by a scullery, boot room, cloakroom, toilet, additional stores and a substantial cellar. The games room and study enjoy excellent natural light and views across the garden, creating a strong connection between the house and the garden.

### First Floor

Upstairs, a landing leads to three bedrooms, a dressing room or study, a principal bathroom and an en suite. Two staircases connect the ground and first floors, improving flow and flexibility. The cottage includes a fourth bedroom. A further staircase leads to two attic rooms, providing useful additional space. There is potential to enhance or reconfigure the property, subject to the necessary consents. This includes the option to create a self-contained annex ideal for multi-generational living or guest accommodation, with scope for independent access.

### Annex/Cottage

The property benefits from an annex/cottage with potential for renovation and reconfiguration. It has a separate entrance and ground floor stores with a front room. To the first floor, a light bedroom with large storage space and ensuite.

### Grounds & Setting

The gardens are a defining feature of Manor Farm. Part-walled and predominantly laid to lawn, they are interspersed with mature trees and include a small wooded area. The property is approached via gated side access leading to a parking area and a separate paddock, offering excellent scope for recreational or lifestyle use. The setting feels both spacious and tranquil, while still being in the heart of the village.

### Location

Welford on Avon is one of Warwickshire's most desirable villages, set on the banks of the River Avon and surrounded by attractive countryside. The village offers a strong sense of community alongside a range of everyday amenities, including a village shop, primary school with nursery, churches, a village hall and three well-regarded public houses, including the popular Bell Inn. Many local clubs and societies further contribute to village life. Stratford-upon-Avon is within easy reach, providing a broader range of cultural, educational and leisure facilities, while the North Cotswolds and the Vale of Evesham are also nearby.



SUNROOM / GAMES ROOM

STUDY



SITTING ROOM



WALLED GARDEN



PRINCIPAL BEDROOM



COTTAGE BEDROOM

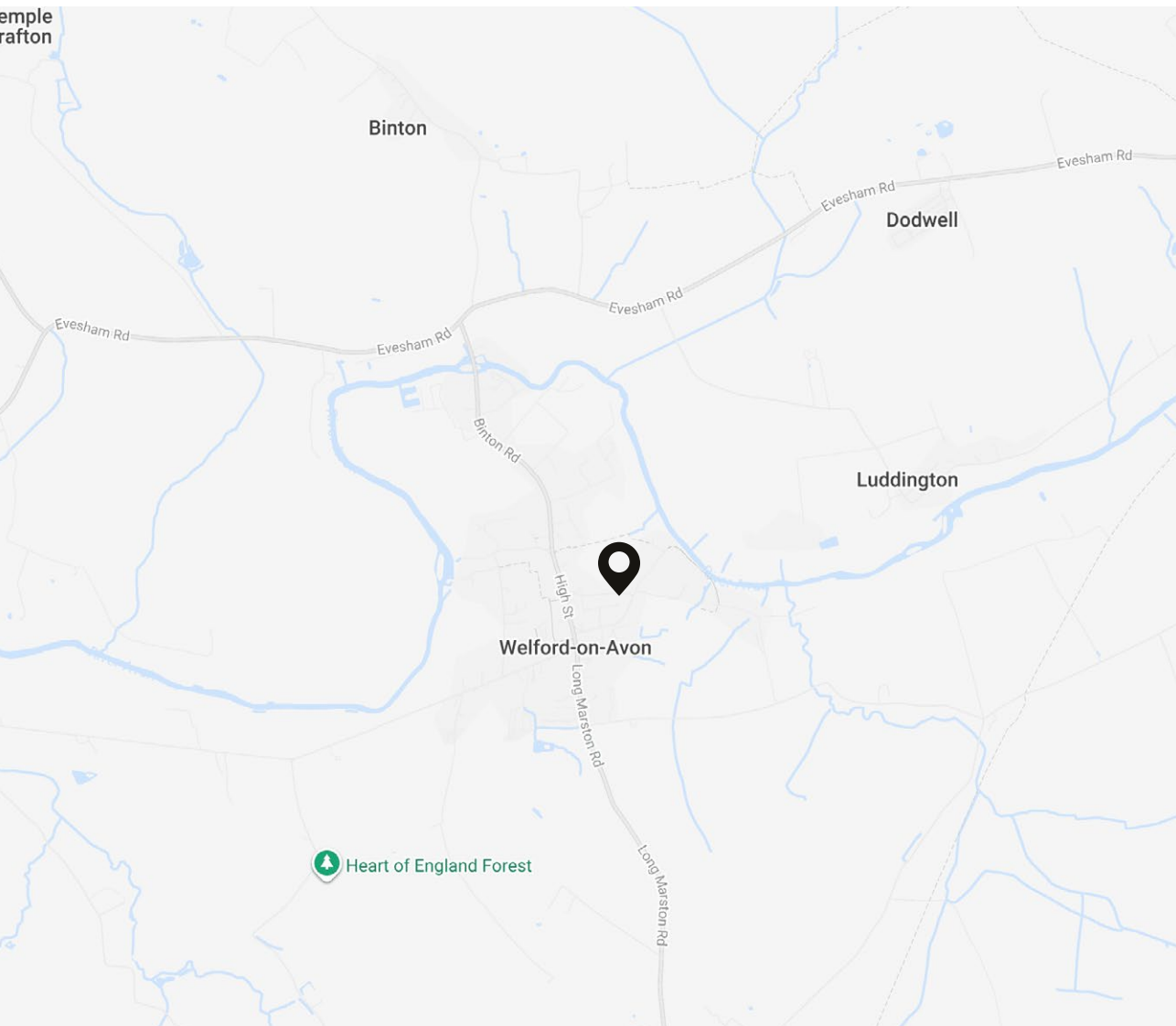


FAMILY BATHROOM



ENSUITE

## Location



Excellent transport links place Birmingham, Coventry and Leamington Spa within comfortable reach. Rail services to London are available from nearby stations, and Junction 15 of the M40 is approximately 12 miles away.

## Floor Plan

4,252 sq ft (395 sq m)



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