



Home Farm

Old School Lane, Lighthorne, CV35 0AU







































































Home Farm, Lighthorne, CV35 0AU

An impressive and substantial six-bedroom farmhouse extending to approximately 3,667 sq ft, situated in the delightful village of Lighthorne, close to Warwick and Royal Leamington Spa. The property provides exceptionally versatile accommodation arranged over two floors, with the main farmhouse sympathetically extended to create additional bedrooms and living accommodation.

The property offers considerable flexibility, as well as an excellent family home it could be used for multi-generational residence, guest accommodation or potentially opportunities for holiday letting or other ancillary use, subject to any necessary planning consents.

Home Farm is positioned on Old School Lane, within the village of Lighthorne. The property has a substantial stone/gravel courtyard providing off-road parking.

Entrance Halls

A welcoming entrance hall providing access to the principal ground-floor accommodation, with doors leading through to the reception areas, courtyard, WC and staircase rising to the first floor.

Living Room

A well-proportioned formal living room providing an excellent space for family relaxation and entertaining with French doors onto the courtyard garden.

Snug

A particularly characterful reception room featuring an open fireplace and providing a comfortable living space.

Shower Room / WC

Fitted with a shower, wash hand basin and low-level WC.

Open Plan Kitchen / Dining Room

A generous open-plan kitchen and dining space forming an excellent hub for family life and entertaining. Exceptionally high ceilings and flagstone floors. The kitchen is fitted with an extensive range of wooden wall and base units as well as large central island, complementary work surfaces and a wealth of exposed wooden beams, creating a particularly attractive farmhouse-style setting.

Utility

A further kitchen area fitted with a range of units and providing useful independent facilities, with external access.

Master Bedroom & En-Suite

A generous double bedroom providing a comfortable principal bedroom, with access to an en-suite bathroom with whirlpool bath and shower enclosure. Stairs to an impressive walk in dressing room.

Bedrooms Two, Three and Four

Further well-proportioned double bedrooms all with en-suite shower rooms and views onto the courtyard garden.

Bedroom Five & Ensuite (First Floor)

A generous double bedroom benefiting from its own en-suite shower room.

Bedroom Six & Ensuite (First Floor)

A generous double bedroom benefiting from its own en-suite shower room.

Office (First Floor)

Large office space with feature fireplace and views to the front of the property. Exposed floorboards.

Gymnasium

Currently used as a home gym providing a versatile space for exercise and fitness, with ample room for a range of gym equipment and workout routines. Two large windows overlooking courtyard garden.

Outside

The property benefits from front and rear gardens. The back garden features a substantial gated stone and gravel courtyard, providing generous off-road parking and access to the property.

A further yard area accessed from the internal hallway provides useful external space and houses the property's heating oil tank.

Floor Area - Approximately 340.7 sq m (3,667 sq ft)

Location – Lighthorne, Warwickshire

Lighthorne is an attractive and historic Warwickshire village situated approximately midway between Warwick and Stratford-upon-Avon, with Royal Leamington Spa also readily accessible.

The village has a strong rural character and includes the historic village green, St Laurence's Church and the Antelope Inn, providing a popular local pub and restaurant. The surrounding countryside offers a wealth of attractive walking and cycling routes.

Lighthorne's position provides convenient access to the surrounding towns and road network. The M40 is readily accessible, providing connections towards Birmingham and London, while Warwick, Leamington Spa and Stratford-upon-Avon are all within easy reach.

Services

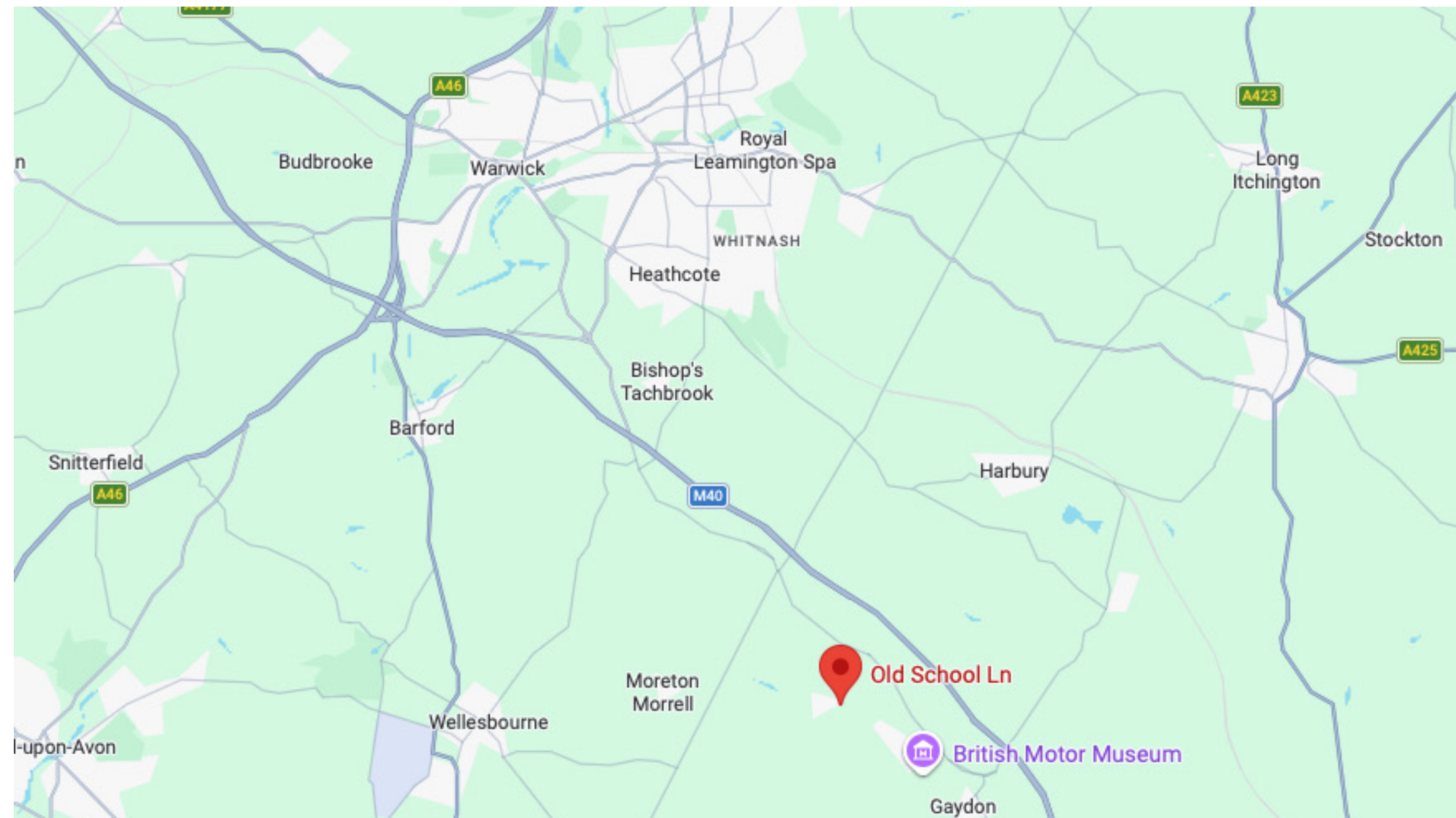
Mains water, electricity and drainage are understood to be connected to the property. Oil-fired central heating is understood to serve the property. Gas is not connected.

Tenure – Freehold

Council Tax - Band F

Local Authority - Stratford-on-Avon District Council.

Viewing Arrangements - Strictly via the vendors' sole agents Spa Estates





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	37 F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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