



Grimshaw Hall
Ullenhall, Nr Henley-in-Arden, Warwickshire





A handsome country house in a **parkland setting** with extensive south-facing views, garaging and paddocks.

Summary of accommodation

Lot 1

Porch | Entrance hall | Fine galleried reception hall | Drawing room | Sitting room
Dining room | Loggia | Study | Kitchen/breakfast room with garden room
Snooker room | Bar | Utility room | Cloakrooms Flower room | Pantry | Stair hall
Two staircases to landing | Principal bedroom with dressing room and two
en suite bathrooms | Five further double bedrooms, one with store rooms off
and one with sitting room Bathroom three | Balcony

First floor flat with external staircase, with sitting room | Kitchen
Shower room and double bedroom

Two detached office buildings

Archway to additional parking and garaging for three cars, with store, kennel
and run | Gardens with mature trees | Water garden | Certificates of lawful
development from Stratford-on-Avon District Council for an indoor swimming
pool and leisure facilities (reference 23-03052-LDP) and for a further garage
block and hardstanding (reference 23-03050-LDP)

In about 3.02 acres

EPC B and E



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Lot 2

Adjoining additional parkland paddock land, spinneys and pond

In about 22.67 acres

Lot 3

Further land, spinney with road frontage

In about 16.73 acres

Lot 4

Further land, spinney and pond with road frontage.

In about 6.99 acres

Distances

Henley-in-Arden 2.5 miles (trains to Birmingham, Snowhill and
Stratford-upon-Avon), Stratford-upon-Avon 10 miles, Warwick 13 miles,
Warwick Parkway Station 11 miles (trains to London Marylebone from
69 mins), M40 (J15) 12 miles, M40 (J3) 6 miles, Birmingham 15 miles
(all distances and times are approximate)

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Situation

Grimshaw Hall is in a beautifully mature setting, on the edge of the sought-after village of Ullenhall, with south-facing views over ancient parkland with fine mature oak trees, formerly the park to Lady Luscombe's Barrells Hall. The house is secluded from the road with a tree screen to the road frontage. Tall wrought iron electric gates on brick piers with orb finials lead to the box hedge-lined tarmac drive to a brick wall with inner wrought iron gates to the parking area in front of the property with an arch to further parking and garages.

Ullenhall is a sought-after village with a parish church and a village hall. Nearby Henley-in-Arden is an attractive market town with a range of shops and recreational facilities, including public houses, restaurants, primary and secondary schools, doctor's surgery, veterinary surgery, churches, nursery schools, playgroups and mother and toddler groups. Tanworth-in-Arden is nearby and has a doctor's surgery and The Bell pub/restaurant. With its Shakespearean heritage, theatres and amenities, Stratford-upon-Avon is about 10 miles away.





There are state, private and grammar schools in the area to suit most requirements, including grammar schools at Stratford-upon-Avon and Alcester, Warwick Prep and Public School, Kings High School for Girls in Warwick and The Croft Prep School in Stratford-upon-Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is excellently located for the motorway network, with the M40, M42 and M5 nearby. There is an International Railway Station and Airport in Birmingham.

Golf courses are at Henley-in-Arden, Stratford-upon-Avon and Warwick and racing at Stratford, Warwick and Cheltenham. The National Indoor Arena, Convention Centre and Symphony Hall are in Birmingham City Centre, and the National Exhibition Centre is about 15 miles away. There are footpaths from the village giving access to the surrounding countryside.

The property

Grimshaw Hall is a handsome brick-built country house dating from 1926, under a pitched tiled roof with leaded light brick mullion windows. The property is in an elevated position with all the principal reception rooms and bedrooms enjoying the extensive views over open countryside to the south. The reception rooms are elegant, with ornate moulded cornices, deep skirting boards

An oak and leaded light front door with a storm porch opens to the entrance hall. The reception room has parquet flooring, a fine oak staircase and oak doors and architraves. The drawing room has a fine dressed-stone fireplace and a door to the covered loggia.

The beautiful kitchen has marble tops with painted kitchen units and integrated appliances, including a four-oven blue Aga with handmade tiles behind, a double sink with a boiling water tap and an island unit. There is a stone tiled floor and a sitting area with a chimney breast and fireplace. An attractive garden room off the kitchen has sliding doors to three sides and a ceramic tiled floor and vaulted ceiling, taking full advantage of views over the garden.







A study and a lovely flower room have parquet flooring and a butler's pantry with base and wall cabinets. The snooker room has a parquet floor and a bar with a WC off and west-facing patio doors to the terrace.



To the first floor, landing is exposed timberwork off of which is the principal bedroom and bedroom two, both having fireplaces and, along with bedroom four, having access to the south-facing balcony. There is a first floor sitting room to Bedroom three with a range of wardrobes along one wall. The principal bedroom has an en suite bathroom, a separate en suite shower room and a dressing room. There is a family bathroom and two further bedrooms, bedroom six with store rooms beyond.

A first floor flat at the east end of the property has an external staircase to a sitting room with a kitchen off, a double bedroom with wardrobes built in and a shower room.

Offices

To the east of the house is a privately situated area with two office buildings currently used by the vendor to run a business, with offices, kitchen and W.C facilities. There is permitted development consent for an indoor pool and leisure complex to the west of the house and for a further garage block and hard standing in the garden to the east side of the house.



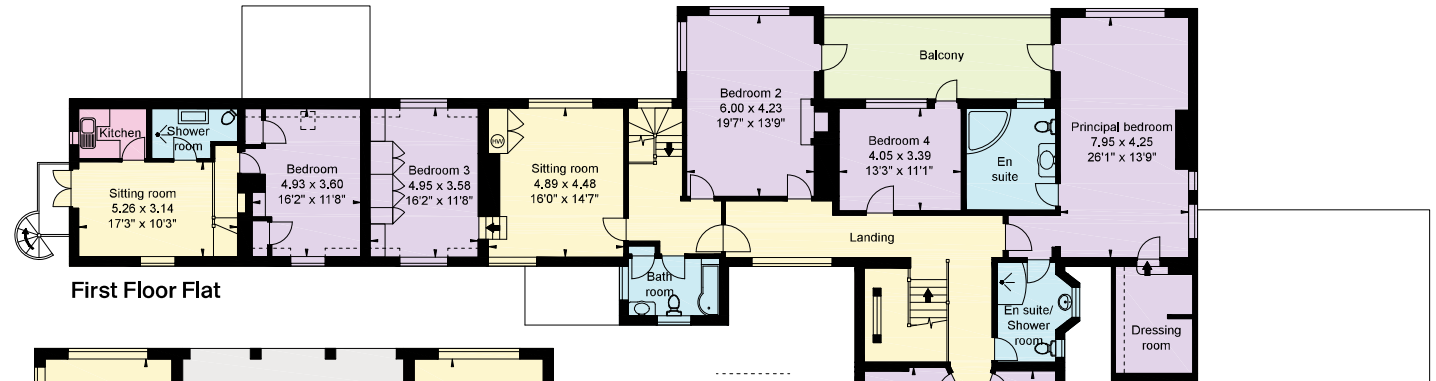
Approximate Gross Internal Floor Area

House/Flat: 615 sq m (6,622 sq ft)

Outbuildings: 60 sq m (646 sq ft)

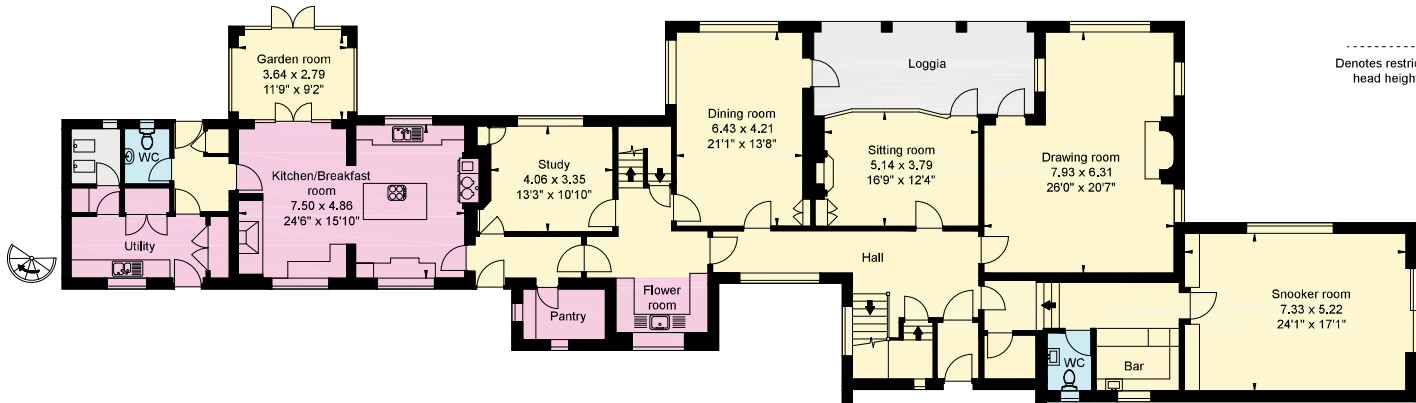
Total: 675 sq m (7,268 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

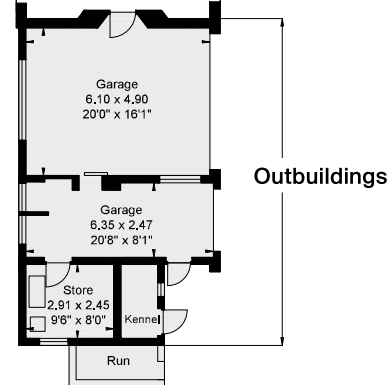


First Floor Flat

First Floor



Ground Floor



Outbuildings

Denotes restricted head height

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens and grounds

Beside the drive are lawns and rhododendrons, copper beech and shrub and flower borders against the house, with the walls adorned with wisteria and pyracantha.

To the south side of the house, beyond the paved terrace, are steps down to a lawn with a ha-ha at the end and a breeze house with a hot tub. To one side is a water garden with coniferous trees and other shrubs.







The water garden drops to a dell with mature specimen trees. To the west side, there is additional parking and garages. Views over the ha-ha to parkland. Also available 3 further lots as per the below:

Lot 2

Further woodland, pond and pastureland are available, extending to a further 22.67 acres.

Lot 3

A further block of land with road frontage to the Henley Road with woodland. A footpath runs along the South edge of the Lot adjoining the road. About 16.73 acres.

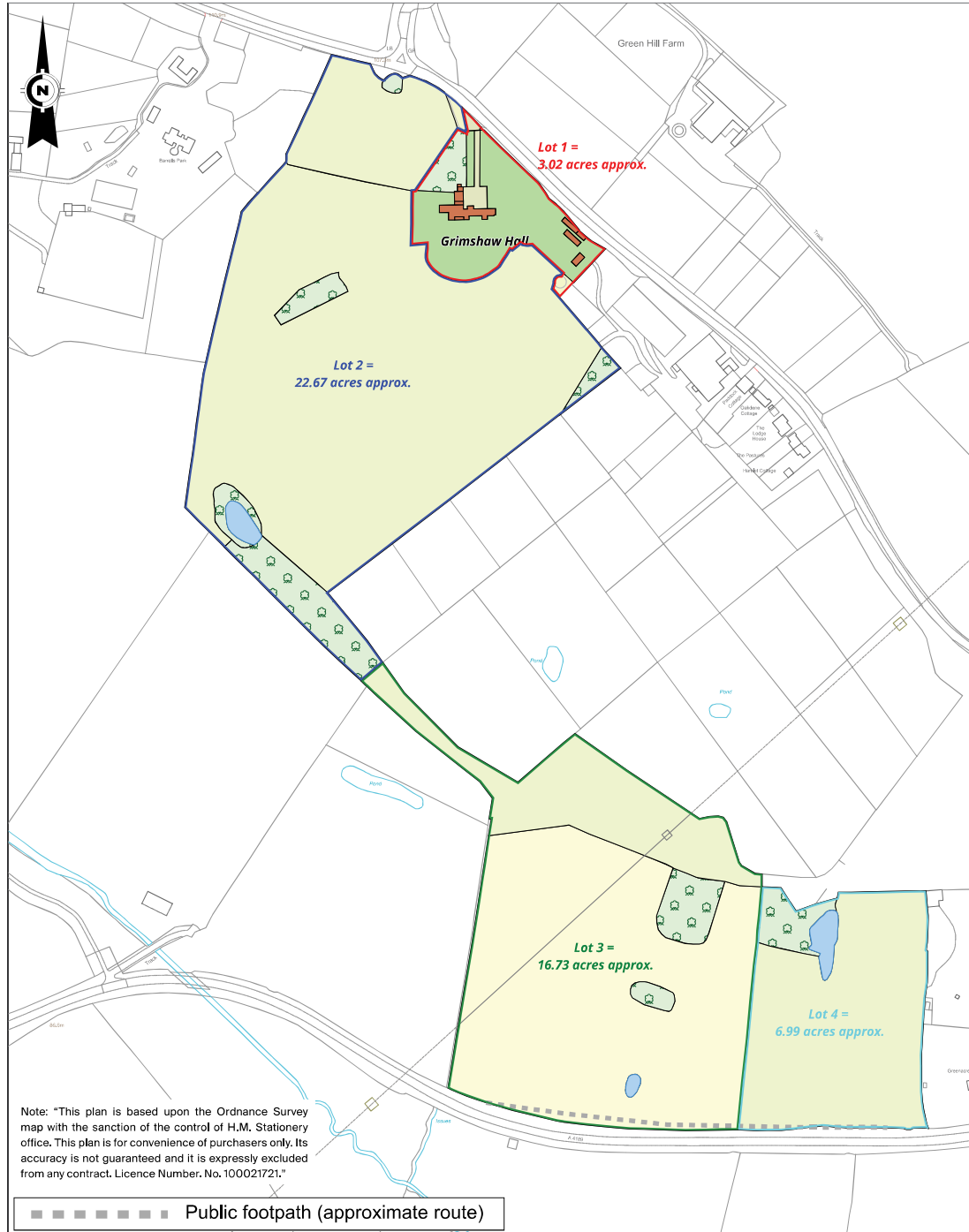
Lot 4

A further block of land with road frontage with pond and spinney and with the footpath along the south edge of the lot. In about 6.99 acres.

Services

Mains electricity and water are connected to the property. Septic tank private drainage system. Oil-fired central heating. Electric gates. Telephone and Broadband are connected.





Directions (B95 5NJ)

From the M40 (J15), take the A46 south towards Stratford-upon-Avon and at the first roundabout, after about 200 yards, take the B4463 towards Henley-in-Arden. At the T junction, turn left on to the A4189 to Henley in Arden and continue on this road. At the crossroads in Henley-in-Arden, continue straight on (A4198), and after about 1.5 miles, fork right signed Ullenhall. Proceed up the hill towards the village, and the gates to Grimshaw Hall will be found on the left-hand side on the brow of the hill

From the M42 (J3), take the A435 towards Evesham. After about 3 miles filter left for Ullenhall (signposted), Almost immediately after the crossroads, turn left into Ullenhall Lane. Proceed through the village of Ullenhall, and the entrance to Barrells Park will be found on the left-hand side, about 500 metres beyond the entrance to Grimshaw Hall on the right.

Property information

Tenure: Freehold

Local Authority: Stratford on Avon District Council.

Council Tax: Band H

Viewing

By prior appointment only with the agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 02 May 2025
Our reference: STR012257553

Grimshaw Hall, Grimshaw Hill, Ullenhall, Henley-in-Arden, B95 5NJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,250,000 for Lot 1, £275,000 for Lot 2, £200,000 for Lot 3 and £105,000 for Lot 4.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

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

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