



THE MANOR HOUSE & CRANFORD HOUSE

Blackdown, Leamington Spa, Warwickshire



## A UNIQUE OPPORTUNITY TO ACQUIRE THE MAJOR PART OF ONE OF THE BEST LOCATED ESTATES IN NORTH LEAMINGTON

The property includes both the Manor house itself (approximately 7,800 sq ft) and the adjoining former office building (approximately 13,000 sq ft) granted residential use in 2024 set in private grounds of approximately 2.8 acres.

The Manor House



6 4 4

Cranford House



6 4 4



2.80  
acres

**Distances:** Leamington Spa 1 mile, Kenilworth 3 miles, Warwick 4 miles, Warwick Parkway Station and Coventry 5 miles  
M40 (J15) 8 miles, Stratford-upon-Avon 14 miles, Birmingham International Airport 16 miles  
(All distances are approximate)



## SITUATION

Blackdown is situated just north of Leamington Spa town centre, offering excellent access to the town while being ideally positioned for the motorway network. Leamington Spa provides a wide selection of shops, cafés and restaurants, along with an excellent choice of state, private and grammar schools to suit a variety of needs.

For commuters, regular rail services run from Leamington Spa to Birmingham and London Marylebone. The M40 is easily accessible via Junctions 13, 14, and 15, approximately five miles away. The NEC and Birmingham International Airport are also conveniently located, around 15 miles from the property.



# THE MANOR HOUSE

The Manor House Cranford was constructed in 1899 and is an imposing and beautifully restored residence in delightful formal grounds of approximately 1.6 acres. The current owners carried out extensive improvements when converting the building back to its original residential use in 2015 including rewiring, the installation of new high efficiency oil fired boilers and heating system, four new bathrooms and a 45 foot long kitchen breakfast room with bespoke granite topped island and fitted furniture with built in dishwasher, fridges and freezer and a top of the range total control electric four oven AGA cooker.

The modern upgrades were carried out to blend sympathetically with the original features which included stone mullioned windows, oak panelling, intricate ceiling coving, stone and finely carved wooden fireplaces and two inch thick oak panelled doors. The result is a home of timeless elegance offering superbly proportioned accommodation ideal for both family living and grand-scale entertaining.

A double height galleried entrance hall provides an impressive entrance to the property which has high ceilings (up to over 11 feet) in the main reception rooms.

The ground floor features a magnificent triple aspect drawing room over 40 feet in length filled with natural light and ideal for formal occasions. The dining room and sitting room adjoining both have large bay windows overlooking the gravelled south facing terrace and private grounds. Further along the study and snug adjoin the kitchen and utility rooms with the ground floor completed by a rear staircase, butlers pantry and fitted cloakroom. The kitchen/breakfast room and adjoining snug and study provide a less formal heart of the home – both stylish and highly practical.

The first floor continues to impress, featuring a stunning principal bedroom suite complete with dressing room and luxurious en suite bathroom. Five further generously sized bedrooms provide ample accommodation for family and guests served by three well fitted bathrooms one of which is en suite.





## The Manor House



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.

Approximate Gross Internal Area  
717 sq m (7,720 sq ft)

## CRANFORD HOUSE

Adjoining the Manor House is a very substantial former office building extending to 13,000 sq ft. Granted residential status in 2024 (planning consent reference W/24/I721), the building is arranged to provide six bedrooms and four bathrooms accessed from a glazed double height foyer. The building retains some features of its former office use and requires further work to remove suspended ceilings and air conditioning units upgrade décor and improve facilities in order to improve its suitability for residential use and its amenity value.

## GARDEN AND GROUNDS

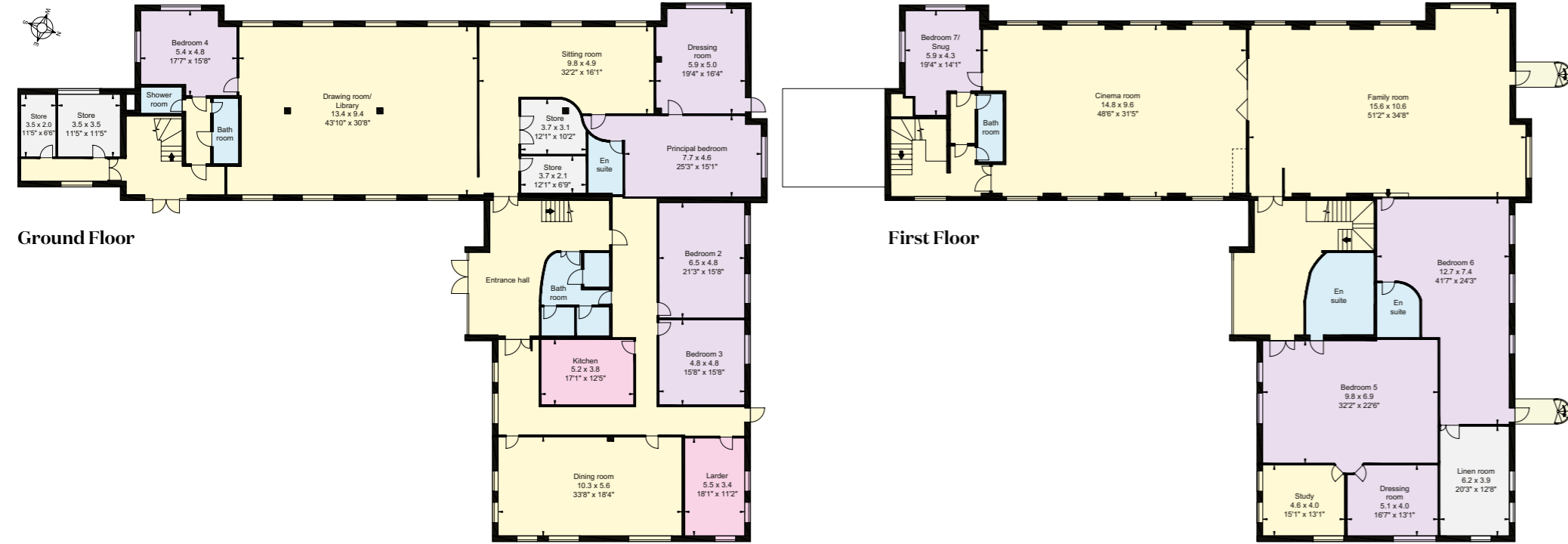
The gardens and grounds are a particular highlight of the property – beautifully landscaped and designed to be enjoyed throughout the seasons. Vibrant herbaceous borders add colour and interest in the summer months when the south facing terrace to the rear of the Manor House provides an ideal setting for outdoor dining entertaining and relaxation.

There are two access roads, the principal one extending from the gated entrance to the Estate from the A452 Kenilworth Road and a separate gated access road (part metalled and part gravelled) to the rear of the Manor House. There are parking areas alongside both roads and the gates from Kenilworth Road are electrically operated closing each evening and at weekends (with keypad and fob access using a four-digit code) and CCTV coverage (recording movements 24/7).



**Cranford House**  
(Plans approved for residential use)

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



Approximate Gross Internal Area  
1,229.5 sq m (13,234 sq ft)

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# PROPERTY INFORMATION

**Services:** There are mains water, electric and gas (currently disconnected) services to the Manor House but these are all currently disconnected at Cranford House. Drainage and sewage utilise a treatment plant on site shared by both buildings. The Grant Vortex high efficiency boilers used to provide central heating and hot water in the Manor House use fuel oil which is contained in a tank in the rear grounds of the Manor House accessed by the secondary road.

**Remainder of the estate:** The property is being sold with all the land between the central estate road and the Kenilworth Road except for the fenced plot occupied by North Lodge), shared use of approximately half of the Estate Road and ownership of the 150 metres at the far end adjoining the Manor House and Cranford House (see plan). The intention of the owners is (subject to necessary consents) to build a single detached house in the dis-used former car park (which is categorised as 'Grey Belt' and Previously Developed land under the recent amendments to the national planning regulations with a separate access road.

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The sale of the property will be with a covenant restricting the development on this Grey Belt land to a single detached house of up to 6,000 sq ft or two smaller houses not exceeding 6,000 sq ft in aggregate together with the separate access road from the north end of the shared access drive. The purchaser(s) will also be required to enter into a reciprocal covenant not to object to the said development.

This land, the adjoining (green belt) paddock and woodland and the two gate lodges together forming the balance of the estate (approximating five acres) may be available for sale by separate negotiation, subject to the terms of the existing lease at South Lodge, which has an unexpired term expiring in June 2028 at a rent (including RPI linked service charge) of £60,000 pa on a repairing and insuring basis.

**What3Words:** ///really.spice.heads

**Tenure:** Freehold

**Local Authority:** Warwick District Council

**Council Tax:** Band H

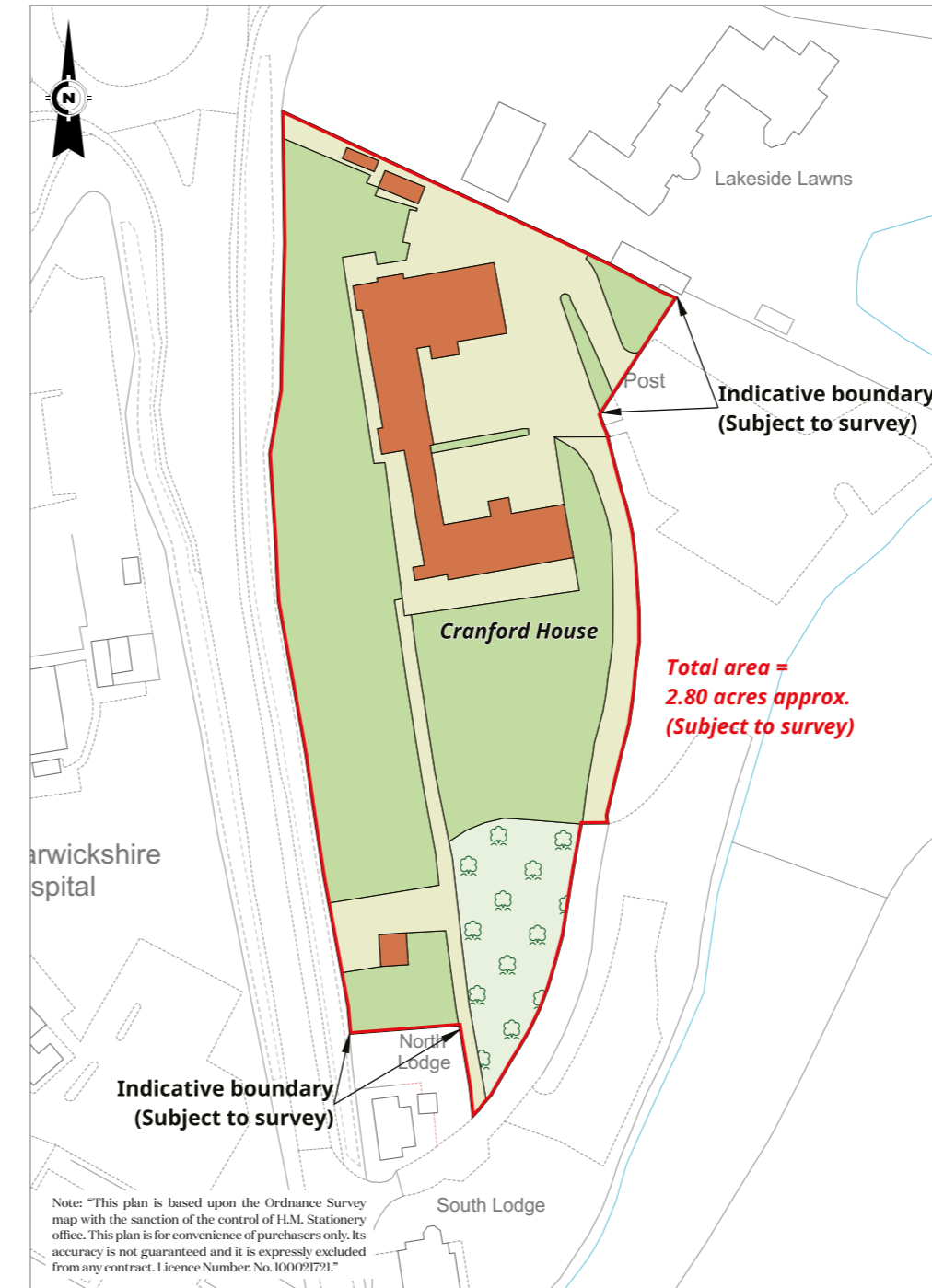
**Viewing:** By prior appointment only with the agents.



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Date: 09 March 2026  
Our reference: STR012589979

## The Manor House and Cranford House, Kenilworth Road, Blackdown, Royal Leamington Spa, CV32 6RQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,500,000

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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V4.3 Sep 24