



Winchcombe Farm, Shenington Road, Upper Tysoe, CV35 0TH



# Winchcombe Farm, Shenington Lane, Upper Tysoe, CV35 0TH

Approximate Gross Internal Area = 271.2 sq m / 2919 sq ft

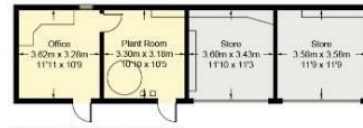
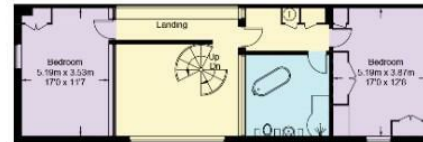
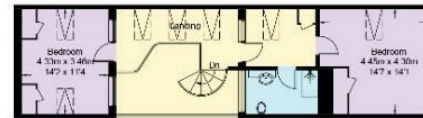
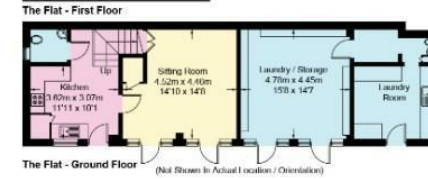
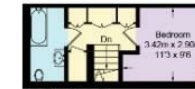
The Flat = 94.9 sq m / 1021 sq ft

Outbuildings = 77.3 sq m / 832 sq ft

Ben's Burrow = 134.7 sq m / 1450 sq ft

George's Gateway = 89.8 sq m / 966 sq ft

Total = 667.9 sq m / 7188 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.  
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- A unique architect-designed conversion of a Grade II listed farmhouse with offices, flat and outbuildings
- Located in a secluded countryside haven
- Duck pond, paddocks and beautiful views of surrounding farmland and pasture.
- Stunning setting
- Farmhouse/apartment/office G.I.A. 3,940 sq. ft., and outbuildings/workshop 832 sq. ft
- Two extensive residential units with flexible use for extended family, short or long term lets or the current holiday let use



Offers Based On £1,950,000

A UNIQUE, FLEXIBLE LIFESTYLE/HOME/BUSINESS OPPORTUNITY OFFERING INCREDIBLY FLEXIBLE COUNTRY LIVING/BUSINESS/WORK FROM HOME SOLUTION. A meandering driveway descends through undulating countryside to a secluded modern farmhouse, adjoining offices and outbuildings, and two residential dwellings currently used as holiday lets, in an incredibly idyllic spot. Proceeding through the double gates over the cattle grid, a split driveway forks left to the main house and private gardens. The farmhouse is of 19th century (1814) original stone three storey elevations under a pitched tiled roof with adjoining single storey home offices, conversion took place from 1999. There is an adjacent flat, laundry and offices, and two holiday letting units, both with FULL RESIDENTIAL USE.

The gross internal area of the farmhouse, offices, apartment and holiday lets, extends to 6,356 sq. ft. and the outbuildings, made up of workshops and stores, extend to 832 sq. ft. In total there is approximately 7,000 sq ft of residential space with flexible usage to suit either an extended family, short or long term lets or the current holiday let usage.

#### ACCOMMODATION OF MAIN HOUSE

Double entrance doors lead to

#### SITTING ROOM

with spiral staircase

#### KITCHEN

#### INNER HALL

#### CLOAKROOM

#### OFFICE

#### FIRST FLOOR

#### LANDING

#### MAIN BEDROOM

#### EN SUITE BATHROOM

#### BEDROOM TWO

#### SECOND FLOOR

#### LANDING

#### BEDROOM THREE

#### BEDROOM FOUR

#### SHOWER ROOM

#### THE FLAT

#### SITTING ROOM

#### KITCHEN

#### CLOAKROOM

#### FIRST FLOOR

#### BEDROOM

#### BATHROOM

#### LAUNDRY/STORE

#### LAUNDRY ROOM

#### WORKSHOP/STORES

comprising office, plant room and two stores.

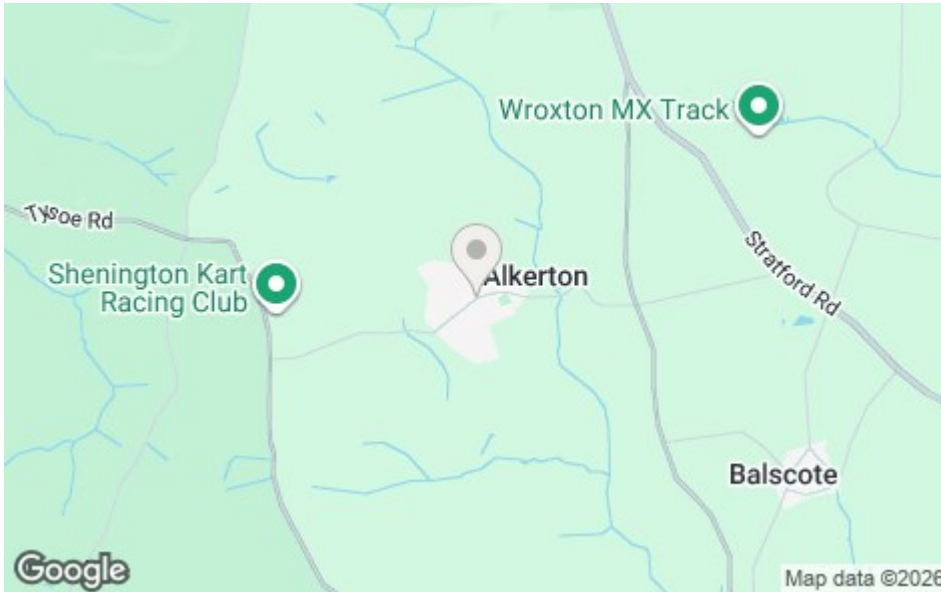












## FURTHER STORE

### HOLIDAY LETS

Ben's Burrow and George's Gateway, with full residential use. For further information, please follow this link:

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S4U9QCPMIX000>.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that there are two mains electricity supplies, mains water to a holding tank, two pumps and two private drainage systems connected to the property. However this should be checked by your solicitor before exchange of contracts. The house is heated by oil fired central heating. The holiday lets are heated by LPG and each unit has its own boiler.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. The driveway is shared, the maintenance cost lies with the owner of this property.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**LISTED:** No

**BROADBAND/MOBILE COVERAGE:** Broadband: Standard Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 67% O2 (Checked on Ofcom Jul26)

### BUSINESS RATES:

Ben's Burrow £4,950

George's Gateway £3,350

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Main house D. Holiday lets E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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