

Lower St Dennis Farm, Honington, Shipston-on-Stour, Warwickshire

We have pleasure in enclosing details of the above Freehold property for which we are inviting offers in excess of £1,000,000

The three residential properties are subject to the following Assured Shorthold Tenancies:

The Stables: Let at a rent of £750 per month and runs until the 6th August 2015

The Granary: Let at a rent of £1,250 per month and runs until the 4th June 2015

The Farmhouse: Let at a rent of £950 per month and runs until the 17th July 2015

2 months' notice can be served for the tenancies to terminate after these dates.

The residential consent for The Stables and The Granary is for holiday let accommodation.

If any matters such as location, communications or condition of the property are of material importance to your decision to view, please discuss these priorities with us before making arrangements. Full details of all our properties and a wide range of services can be viewed online at www.knightfrank.co.uk. We have a facility on our website that allows you to receive early information on new properties coming onto the market. If you would find this helpful, then please click on the My Knight Frank link on the top right of the residential property search page and register your details.

Knight Frank Finance has a very experienced team of mortgage advisers who have the benefit of close relationships with a wide number of private banks, as well as favourable intermediary rates with high street lenders. As a result, they have unrivalled access to finance and would be delighted to assist should you need advice on a mortgage or other property related funding. For further information please call 020 7268 2580 or look at their website www.knightfrankfinance.co.uk.

For additional information, to make arrangements to view the property or if you are no longer looking please contact the Stratford office on 01789 297735 or email stratford@knightfrank.com.

Yours faithfully

KNIGHT FRANK LLP

T +44 1789 269853 F +44 1789 414108

Bridgeway House Stratford upon Avon Warwickshire CV37 6YX

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LOWER ST DENNIS FARM

HONINGTON • WARWICKSHIRE





The Farmhouse

LOWER ST DENNIS FARM

HONINGTON • WARWICKSHIRE

For sale by public auction on Thursday 11th June 2015 at Stow-on-the-Wold Rugby Football Club, Oddington Road,
Stow-on-the-Wold, Gloucestershire, GL54 1JJ at 18:30 prompt, unless previously sold or withdrawn.

*A fantastic opportunity to own a lovely South Warwickshire farmhouse with income producing ancillary cottages and scope for further investment.
A period house with three further separate units of accommodation with stables, Dutch barn, workshop, outbuildings, orchard, paddocks,
situated in a stunning location with extensive panoramic views towards the Brailes, Ilmington and Idlicote hills.*

Shipston-on-Stour 2 miles • Moreton-in-Marsh 10 miles (trains to London Paddington from 90 minutes)
Banbury 11 miles (trains to London Marylebone from 54 minutes) • Stratford-upon-Avon 12 miles
M40 (J11 and J12) 13 miles • Leamington Spa and Warwick 16 miles (distances and time approximate)

Accommodation & Amenities

The Farmhouse:

Sitting room • Dining room • Kitchen/breakfast room • Utility • 3 Bedrooms • Family bathroom
Gardens and parking • With scope for extension or replacement, subject to planning

The Granary:

Kitchen • Utility • Open plan sitting room/dining room • Study/bedroom 3 • 2 Bedrooms • Bathroom
A further self-contained unit attached including bedroom, kitchen/breakfast room, shower room, east facing garden

The Stables:

Conservatory • Kitchen/breakfast/living room • 2 Bedrooms • Bathroom • Courtyard garden

Dutch Barn:

Three stables • Tack room • Workshop • Outbuildings • Orchard • Paddock
Existing permission to convert the workshop to a dwelling

In all about 1.9 hectares (4.7 acres)

Knight Frank LLP
Brett House, Park Street
Stow-on-the-Wold GL4 1AG
Tel: +44 1451 600610
stowonthewold@knightfrank.com



www.knightfrank.co.uk

Knight Frank LLP
Bridgeway House, Bridgeway
Stratford upon Avon CV37 6YX
Tel: +44 1789 297 735
stratford@knightfrank.com



Situation

- Lower St Dennis Farm is situated at the end of a quiet tarmac lane and has a private gravel drive in a secluded rural location
- It is just 2 miles from the market town of Shipston-on-Stour. Shipston has a vibrant community, day to day shopping facilities, two schools, a community and leisure centre, cottage hospital and medical centre



Shakespeare's historic town of Stratford-upon-Avon with the River Avon running through it, is the region's cultural centre with many amenities including museums, theatres and precincts



There is a wider range of schools in the vicinity including Stratford Grammar, Warwick Prep and public schools, King's High, Kitebrook in Moreton-in-Marsh, Bloxham public and Tudor Hall Girls in Banbury



There are golf courses to be found in Brailes, Tadmarton and Stratford-upon-Avon, racing at Stratford-upon-Avon, Warwick and Cheltenham with polo at Cirencester



The property is set in Warwickshire Hunt country, within close proximity of both Hethrop and North Cotswolds Hunts



The market towns of Chipping Norton, Moreton-in-Marsh and the Cotswolds lie to the south west



The property has good access to the motorway network, Birmingham International Airport and Exhibition Centre



The Granary



Dutch Barn



The Farmhouse

Description of property

Lower St Dennis Farm offers a tremendous opportunity to acquire a period property in an idyllic, rural location with scope to update the farmhouse by extending or to consider replacement, subject to the relevant planning consents. The property is ideal as a family home and would suit an extended family or produce a substantial secondary income

The Farmhouse

- The Farmhouse is a charming period property built of blue lias stone beneath a tiled roof
- There are an abundance of features and this three bedroom house sits in its own south facing mature garden
- There was planning permission to extend the farmhouse which lapsed in 2011. It is anticipated that the planning department would have no problem with renewing this permission. Copies of the plans are available to inspect through the agents
- The garden to Lower St Dennis Farm is principally lawned with large shrub borders, rose beds and young trees
- There is parking to the side of the house

The Granary

- The Granary is a red brick converted traditional barn with flexible accommodation set over two floors and part of a courtyard of barns. The Granary incorporates a large open plan sitting/dining room in the heart of the property, kitchen, utility and separate study all on the ground floor
- The first floor includes two bedrooms with built-in wardrobes and a separate bathroom
- The property is linked to a self-contained unit incorporating kitchen/breakfast room, bedroom and shower
- There are double doors leading to the enclosed east facing garden with a variety of shrubs and plants

The Stables

- The Stables is a single storey red brick barn conversion beneath a tiled roof and now incorporates two bedrooms and a bathroom
- The living accommodation includes an open plan kitchen/breakfast room leading to a large living room
- There is a separate conservatory leading to the enclosed courtyard garden



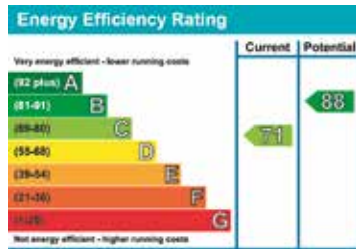
The Granary



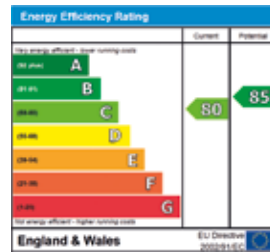
The Stables



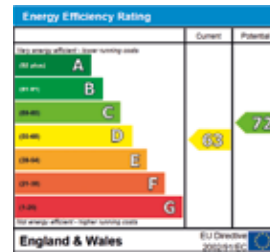
The Farmhouse EPC



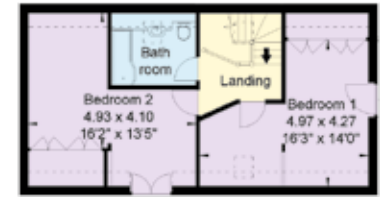
The Granary EPC



The Annexe EPC



The Stables EPC



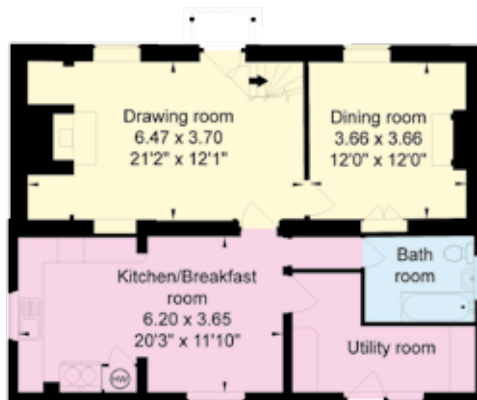
The Granary First Floor



The Granary Ground Floor



First Floor



Ground Floor



Outbuildings

Outbuildings

The Stables

Approximate Gross Internal Floor Area

The Farmhouse: 138 sq.m. / 1,486 sq.ft.

The Granary: 152 sq.m. / 1,636 sq.ft.

The Stables: 77 sq.m. / 829 sq.ft.

Outbuildings: 321 sq.m. / 3,455 sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



The Workshop

- The workshop has planning consent to convert into further accommodation. This consent formed part of the original planning for the conversion of the buildings

Grounds

- Lower St Dennis Farm was originally a farmhouse with a collection of traditional red brick farm buildings
- In addition, there is a large Dutch barn with a lean to, three stables and a tack room and separate steel frame concrete barn
- The Dutch barn could be replaced with workshop or offices, subject to planning
- There is ample parking, hardstanding, concrete yards ideal for the equestrian enthusiast, holiday lets or a business from home all subject to the necessary planning consents
- There is an orchard paddock with mature fruit trees, grass field and a fish lake stocked with carp

Fixtures and fittings

Only those items mentioned in these sales particulars together with carpets, curtains and light fittings are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Services

Mains water and electricity are connected to the property. Klargester and a septic tank for the farm house oil fired central heating.

The Auction

Lower St Dennis is offered for sale by public auction, unless previously sold or withdrawn. The property is sold subject to its Special and General Conditions of Sale which can be requested from the vendor's solicitors or inspected during normal office hours at the solicitors, or the Stow-on-the-Wold office of Knight Frank, prior to the sale. These conditions may also be inspected in the Sale Room at the time of the sale, but they will not be read. The purchaser shall be deemed to bid on these terms, whether the conditions have been inspected or not.

The Vendor's Solicitors

Shakespeares, Bridgeway House, Stratford-upon-Avon, Warwickshire, CV37 6YY Telephone: 0845 6308833

Directions (CV36 5BQ)

From Stratford-upon-Avon, take the A3400 through the village of Alderminster and Tredington until you reach the village of Shipston-on-Stour. In Shipston-on-Stour take the B4035 east over the bridge signposted towards Banbury. Continue on the B4035 for approximately 2 miles and you will find the driveway to Lower St Dennis Farm on your left hand side before the road increases in gradient towards Upper Brailes.

Terms

Tenure: Freehold.

The properties are currently let under Assured Shorthold Tenancies. Details are available from the Agents.

Local Authority: Stratford on Avon District Council 01789 267575

Council Tax Band: The Farmhouse – Band D,
The Granary – Band D, The Stables – Band E

Viewing

By prior appointment only with the agents.

Knight Frank, Stow-on-the-Wold - Telephone: 01451 600 610

Knight Frank, Stratford upon Avon –Telephone 01789 297735

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