



# THE OLD MANOR



KNIGHTON ♦ ALCESTER



## An imposing Grade II Listed farmhouse with 3 additional cottages, outbuildings and land.

### ACCOMMODATION SUMMARY

4 Reception Rooms • Kitchen Breakfast Room • Large Cellar

Master Bedroom with en-suite • 7 further Bedrooms

2 Family bathrooms

1 Bedroom Cottage • 2 Bedroom Flat • 1 bedroom Studio

Mature Gardens

Tennis Court • Indoor Swimming Pool • Outbuildings

5 acre paddock

In all 6.4 acres

*Stratford upon Avon 11 miles • Evesham 10 miles • Redditch 8.5 miles  
Birmingham airport 24 miles (All mileages approximate)*

#### **Butler Sherborn**

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### DESCRIPTION

Originally known as Great Knighton Farmhouse and dating from the early 16th Century with later extensions, The Old Manor is constructed of red brick and stands within mature landscaped gardens adjoining open countryside. Having served as a much loved family home for many years, the principle house is full of character features including flagstone floors, original beams and open fireplaces.

The extensive accommodation, is arranged over three principle floors with generous and well-appointed reception rooms on the ground floor. The 8 bedrooms on the first and second floors provide an opportunity to create a number of large bedroom suites, subject to the necessary consents..

Looking onto the courtyard is a red brick traditional barn which has been sympathetically converted by the current owners to create a row of three cottages. These cottages have been let out successfully over recent years and generate an additional income (currently £22,000 per anum) or alternatively could provide ancillary or guest accommodation if required.

Within the established grounds is a tennis court and a timber framed former agricultural barn now converted to create an impressive indoor swimming pool.

Leading from the garden is a paddock extending to 5 acres of well-maintained grassland with views over the valley and farmland beyond.

The Old Manor offers buyers a wonderful opportunity to create a spacious family home updated to their own requirements complimented by a range of flexible additional accommodation all situated in a superb edge of village setting.



## SITUATION AND AMENITIES

The Old Manor is located within the rural hamlet of Knighton, 2 miles from the village of Inkberrow which provides a range of everyday facilities including pubs (The Old Bull) a post office and doctor's surgery. The rolling countryside around Knighton has a diverse network of footpaths offering countless walks.

The popular town of Stratford upon Avon is within easy reach and offers a wide range of facilities, including some very popular restaurants and the famous Royal Shakespeare Theatre. Excellent schools can be found in the area including Alcester Grammar School, King Edward VI Grammar School in Stratford and Kings School Worcester.

Racing at Stratford, Warwick and Cheltenham, golf at The Vale Golf and Country Club and Bidford Grange Country Club.



Breakfast Room with large window overlooking the main garden. Ground floor WC. Large Utility Room with original flagstone floor, Belfast sink and door to rear Porch opening onto the garden.

#### FIRST FLOOR

The main staircase leads up to the large landing. Four light and airy Double Bedrooms all with fitted wash hand basins and 2 Family Bathrooms.

#### SECOND FLOOR

Stairs lead up to second floor landing. Master Bedroom with En-Suite Bathroom, exposed beams, and far reaching views over the surrounding countryside. 3 further Double Bedrooms and Study which could be converted to provide an additional family bathroom.

#### CELLAR

A door from the main hall leads down the large Cellar with barrelled ceiling providing ideal storage space or potential for conversion to another use.

## ACCOMMODATION

### THE OLD MANOR

#### GROUND FLOOR

The front door opens into the Main Hall, with original flagstone floors. Drawing Room with open fireplace and exposed beams. Large Dining Room with open fireplace and door leading through to Study. Sitting Room with window overlooking the garden. Farmhouse Kitchen with fitted 4 oven oil fired AGA, door leads through to traditional Pantry with adjoining





## BUBBLIES

From the courtyard the front door opens into an open plan Kitchen / Breakfast Room with door to a large Sitting Room. Stairs up to a Bedroom Suite with double Bedroom, dressing area and en-suite bathroom.

## THE STABLE FLAT

Set entirely on the ground floor, The Stable Flat comprises an open plan Kitchen and Sitting Room. Master bedroom with en-suite and an additional Double Bedroom.

## THE STUDIO

A set of traditional tallet steps lead up to The Studio. The front door opens into an open plan Kitchen and Sitting Room / Dining Area with traditional features including exposed beams. Double Bedroom adjacent to Dressing Area and Bathroom.

## OUTSIDE

The Old Manor stands in mature landscaped gardens and is fronted by a gravelled driveway with turning circle and a central shrubbery. Access to open fronted garaging.

The principle gardens lies to the rear of the house bordered by mature trees with sweeping lawns and established borders and seasonal flowerbeds. The Tennis Court is screened by a mature Laurel hedge to one side and overlooks open countryside. The indoor Swimming Pool has been created by the existing owners and sits within a timber framed former agricultural building with glazed walls overlooking the garden.

Within the grounds there is also an area of mature woodland which sits adjacent to the 5 acre Paddock.

## SERVICES

Mains water and electricity, private drainage and oil fired central heating. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

## LOCAL AUTHORITY

Wychavon District Council. Tel 01386 565000

## VIEWINGS

Telephone **Butler Sherborn**,  
Stow on the Wold Office T: 01451 830731  
Or

Telephone **Vizors**  
Redditch Office T: 01527 584533

## TAX BANDS

**Main House:** G

**Bubbles:** A

**The Studio:** A

**The Stable Flat:** A

## DIRECTIONS

(Postcode - B49 5LU)

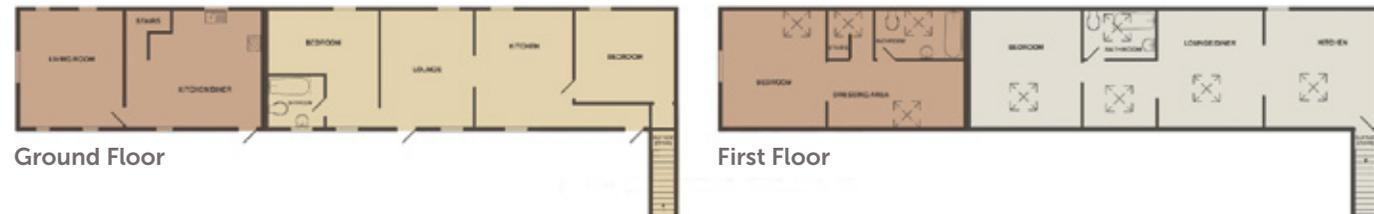
From Alcester, head toward the A46 at the Arrow roundabout take the A422 signposted Worcester / Ragley Hall. After approximately ¼ mile take the right hand turn signposted A422 Worcester. Continue along the A422 until you come to a T junction, turn left and then immediately right along the A422. Take the first left onto Knighton Lane. Once in the hamlet of Knighton, the entrance to The Old Manor will be found on the right hand side.



Approximate Gross Internal Area =  
The Old Manor: 457.8 sq m (4,928 sq ft)



Approximate Gross Internal Area =  
Knighton Cottages: 118.3 sq m (2,550 sq ft)



## DISCLAIMER NOTICE

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