

For Sale by Private Treaty

LADBROKE HOUSE

Ladbroke, Warwickshire, CV47 2BS

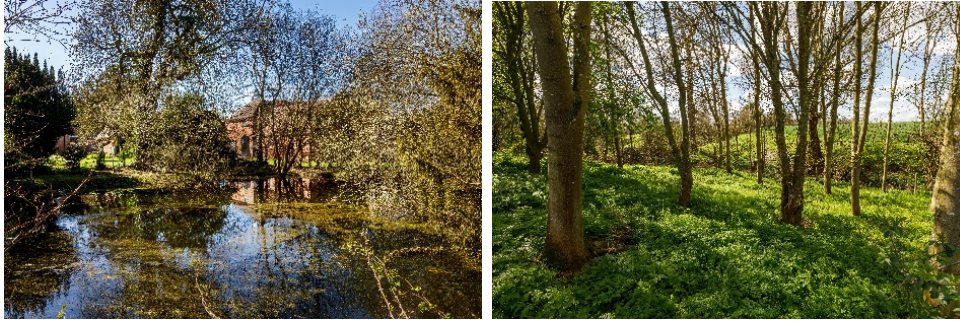


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GODFREY-PAYTON
CHARTERED SURVEYORS

Description

- This modestly sized, country estate enjoys a private setting behind mature hedgerows and trees on the northern edge of the village of Ladbroke and consists of:
 - Ladbroke House, a charming, predominantly Georgian Period Grade II Listed country residence;
 - Detached four bedroom bungalow with protected views over open countryside;
 - "L" shaped former Coach House with conversion potential;
 - Nine loose boxes for horses;
 - Swimming pool and walled gardens;
 - Steel framed workshop and associated yard;
 - 12 acres comprising mature gardens, picturesque tree lined pond and surrounding grazing land.



Location

- Ladbroke is an attractive village set in a conservation area in rural Warwickshire with a Parish Church, Village Hall and a popular gastro pub, 'The Bell Inn'.
- The nearby market town of Southam (2 miles) provides a good range of shops and services.
- The village is well placed to access Junction 12 of the M40 (5 miles) with main line railway stations at Warwick Parkway (11 miles), Rugby (14 miles) and Banbury (13 miles). Birmingham International Airport is approximately 34 miles away.

Approach

- The property is set back from the road and accessed via a private driveway flanked by wrought iron railings past the west front of the house to the courtyard and bungalow beyond.

MAIN HOUSE

- Ladbroke House offers about 5,684 sq ft of living accommodation and retains many period features but could benefit from refurbishment and some updating.
- The impressive Reception Hall forms a superb focal point of the ground floor with doors leading to a delightful Drawing Room with feature fireplace and dual views over grounds, Dining Room, Library/Music Room and a Family Snug with "French" doors onto the front garden
- The Kitchen with four oven "Aga" and adjoining Utility Room could both benefit from modernisation. A sizeable Cellar is accessed from the Utility Room.

- From the side Vestibule, access is provided to a self-contained Office/Annexe and also to the open-fronted garage which houses the oil tanks and provides covered parking for several vehicles.
- The first floor has two split level landing areas offering access to a boarded Attic, six double Bedrooms, two of which have En-Suite Bath/Shower Rooms, a Kitchenette with Bathroom and separate WC.

DETACHED BUNGALOW

- Situated off the courtyard adjacent to the main house, this detached bungalow offers 1,718 sq ft of living accommodation with front and rear gardens.
- The generous sized Lounge/Dining Room with open fireplace leads into an open plan glazed extension with a delightful outlook over gardens and grounds.
- Further accommodation consists of Breakfast Kitchen, four Bedrooms, Bathroom and separate WC.



"L" SHAPED FORMER COACH HOUSE AND ADJACENT STABLING

- This classic, brick built Period Building donning a "Cupola" and weathervane provides a ground floor area of 2,526 sq ft.
- Part single, part two storey and currently divided into seven workshops.
- The building has potential for conversion (subject to Local Council Planning Permission & Building Regulations).
- Adjacent to the Coach House is a row of nine brick built loose boxes currently used for storage and to house the swimming pool plant.

WORKSHOP AND YARD

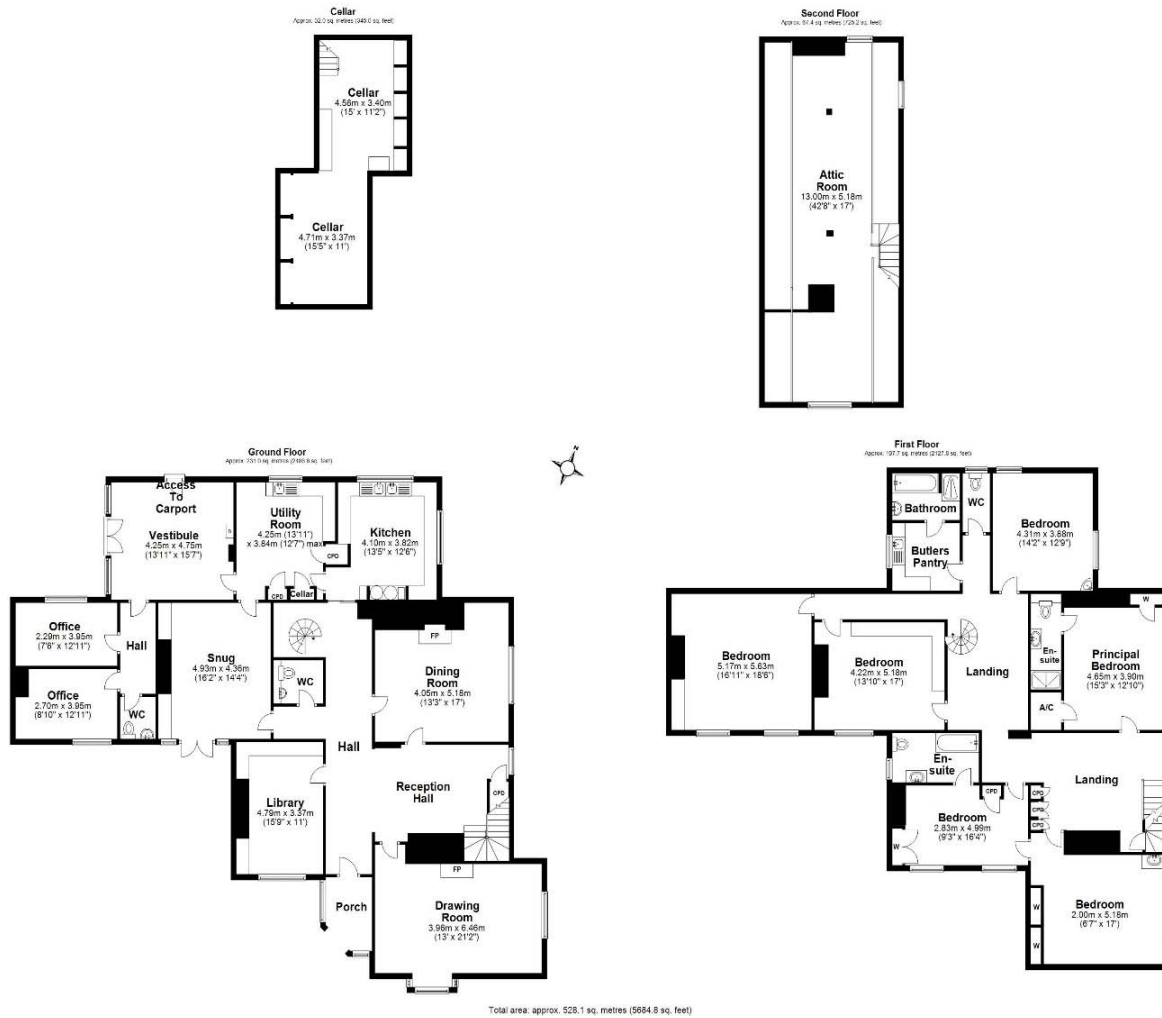
- Situated behind the Coach House is an enclosed yard with a steel framed building of approximately 3,800 sq ft. (Measurements taken by vendor of the property.)

MATURE GARDENS/GROUNDS

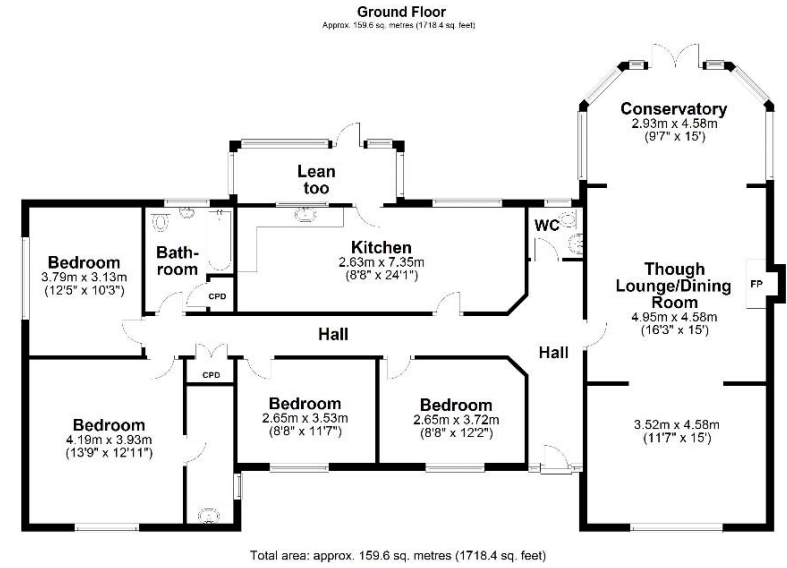
- The Estate nestles comfortably within approximately 2 acres of easily maintained gardens and a picturesque pond with a further 10 acres of surrounding grazing land giving a permanent open outlook and protection. Additional land may be available by separate negotiation.



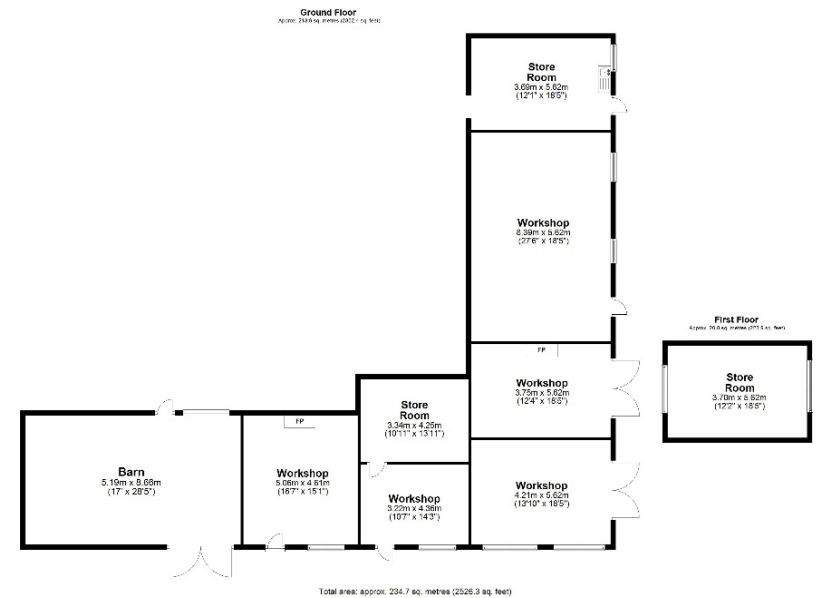
LADBROKE HOUSE - FLOORPLAN



DETACHED BUNGALOW - FLOORPLAN



COACH HOUSE - FLOORPLAN



Services

- Mains water and electricity (3 phase supply)
- Oil-fired central heating via radiators
- Private drainage system
- BT Fibre
- A gas connection to the Stable Block

Rights of Way and Public Footpaths

There are no Public Rights of Way crossing the property.

Local Authority

Stratford-upon-Avon District Council, Elizabeth House,
Church Street, Stratford-upon-Avon,
Warwickshire CV37 6HX

EPCs:

Ladbroke House: Rating F
The Bungalow: Rating E

Tenure

Freehold

VIEWING:

By appointment with the selling agent.

AGENT: Godfrey-Payton, 25 High Street, Warwick CV34 4BB

Tel: 01926 492511. Email: warwick@godfrey-payton.co.uk

Website: www.godfrey-payton.co.uk



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GODFREY-PAYTON
CHARTERED SURVEYORS



- 1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.*
- 2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.*
- 3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further.*