



North Farm, Little Pinum and Pinum Lodge
Shuckburgh Road | Priors Marston | Southam | Warwickshire | CV47 7RY



NORTH FARM, LITTLE PINUM AND PINUM LODGE



*First time on the open market, situated in a private countryside location
just on the edge of the delightful village of Priors Marston.*



NORTH
FARM

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A stunning five-bedroom period detached farmhouse, with parts dating back to 1820. It not only boasts beautiful gardens and breath-taking views but also around 6000ft² of barns and outbuildings and just under 10 acres of pastureland. This spacious Late Georgian family home has been extended over the years, is full of character and period features and offers flexible accommodation over three floors. There is also exciting potential to develop the barns and outbuildings subject to planning permission approval.

Ground Floor

The character and charm of this lovely, immaculately presented home greets you straightaway and flows throughout with many period features such as original oak beams and timber staircase and doors. Presently the accommodation briefly consists of five bedrooms, an office, two bathrooms, two sitting rooms, dining room, kitchen, conservatory, pantry, wc and workshop.

The bespoke kitchen is well laid out with a solid oak and granite worktop, comprehensive range of fitted units and appliances including an Electric Aga. The kitchen opens through into the cosy little sitting room with Clearview log burner and then through to the dining and main sitting room. The sitting room has French doors out to the garden and a Clearview log burner. Going out the kitchen the opposite way takes to you to the well-equipped pantry, workshop and wc.









First Floor

This floor offers three good sized bedrooms including the principal bedroom and a separate office. From every room you get to appreciate the beautiful countryside views. There are two family bathrooms on this floor. One bathroom has a separate bath and shower, the other having a good-sized walk-in shower.

Second Floor

The second floor offers two further good-sized bedrooms.









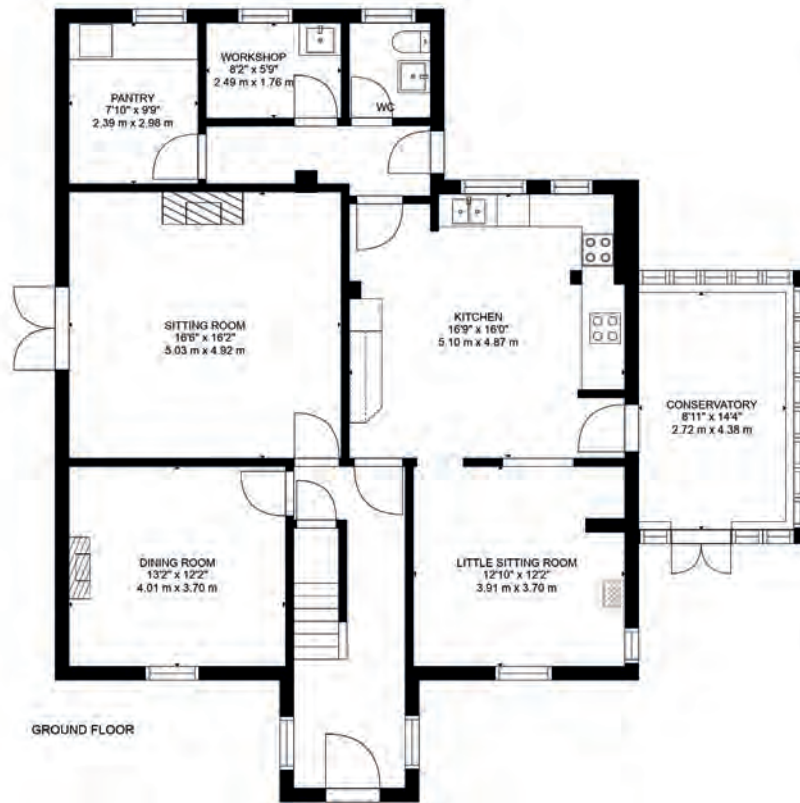




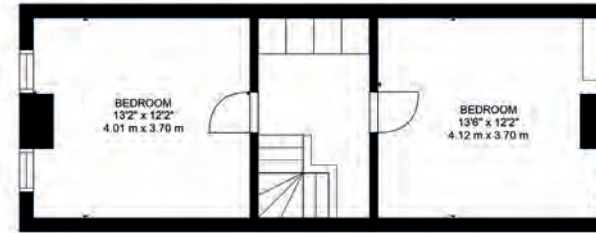
Outside

As you enter the driveway to the property there is a large concrete hardstanding area offering ample parking. The garages, barns and outbuildings are to the left offering around 6000ft² of space. They are of substantial architectural worthiness and offer exciting potential to develop, subject to the relevant planning permission. The house and its beautifully landscaped quintessential gardens are completely enclosed. The gardens wrap around the whole of the property and are well established with many mature fruit trees, topiary hedges and shrubs, a vegetable patch and large pond. There is a patio area with access from the living room that leads onto the main lawned garden with amazing far reaching countryside views in all directions.

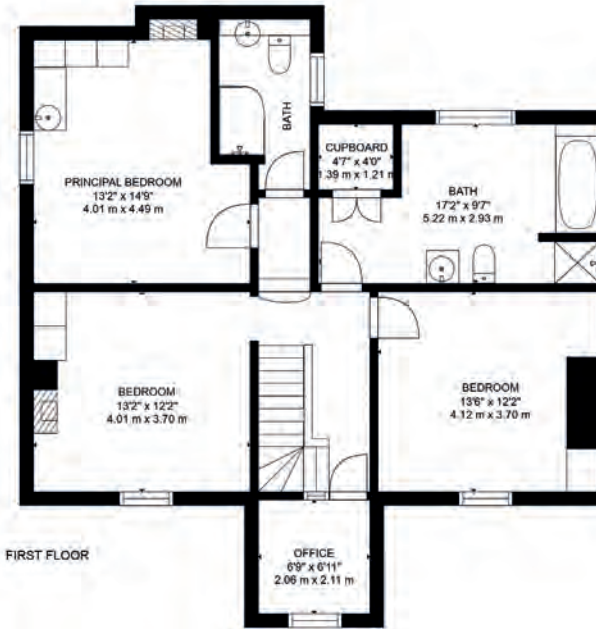




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 GROUND FLOOR: 1245 sq. ft, 116 m², FIRST FLOOR: 915 sq. ft, 85 m²
 SECOND FLOOR: 418 sq. ft, 39 m², EXCLUDED AREAS:
 CONSERVATORY: 140 sq. ft, 13 m²
 TOTAL: 2578 sq. ft, 240 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.01.2023



LITTLE PINUM AND PINUM LODGE

First time on the open market, situated in a private countryside location just on the edge of the delightful village of Priors Marston is this unique holiday cottage oasis with incredible potential to develop further. Little Pinum sits in a plot of approximately 25 acres and includes two holiday lodge cottages, a 3-acre pony paddock and planning permission to build a third lodge, as well as a fully stocked two and a half acre course fishery to the rear set in mature grounds with stunning views. Both Little Pinum and Pinum Lodge are timber framed and have open plan living/kitchen /dining with Little Pinum a four bedroom measuring around 2000sqft and Pinum Lodge a three bedroom around 700sqft.

Accommodation summary

For both properties there is fantastic opportunity to rent out as a full-time holiday cottage oasis or 11 month long term rentals. Little Pinum accommodation briefly consists of four bedrooms, two bathrooms, a large open plan kitchen/sitting/dining area with feature wood burner and separate utility. Pinum Lodge accommodation briefly consists of three bedrooms, a bathroom, an open plan kitchen/sitting/dining area and separate utility.

In both cottages, the stunning open plan kitchen/sitting/dining has oak style flooring throughout and is well laid out. The kitchens and utility rooms have a comprehensive range of fitted cream units and appliances with Little Pinum having a central breakfast island and solid wooden worktops. The bathrooms have been presented to an immaculate standard with white bathroom suites, chrome towel rails, wooden style flooring and travertine style ceramic tiled splashbacks.

Outside

As you enter the long driveway off the road with the adjacent 3 acre immaculately presented pony paddock and into the driveways to Little Pinum and Pinum Lodge, there are large concrete gravel hardstanding areas offering ample parking. Both cottages are completely enclosed in their own private spaces with mature hedging, lawned garden and open bar wooden fencing and benefit from amazing far reaching countryside views in all directions. Little Pinum has a large patio area, with access from the kitchen and one of the bedrooms, that leads onto the main lawned garden. Pinum Lodge has a good-sized private decking for Alfresco dining and entertaining and lawned garden to the front and side. Next to Pinum Lodge there is a further plot with planning permission to build a third cottage of around 700sqft.

There is a fully stocked two-and-a-half-acre course fishery to the rear set-in mature grounds of 20 acres and stocked with Carp, Tench, Roach and Bream. This is a stunning recreational retreat offering tranquil, relaxing fishing as part of your holiday cottage experience away from the hustle and bustle of day to day living with stunning countryside views.





Little Pinum



Little Pinum



Little Pinum



Little Pinum





Little Pinum



Little Pinum



Little Pinum



Little Pinum



Little Pinum

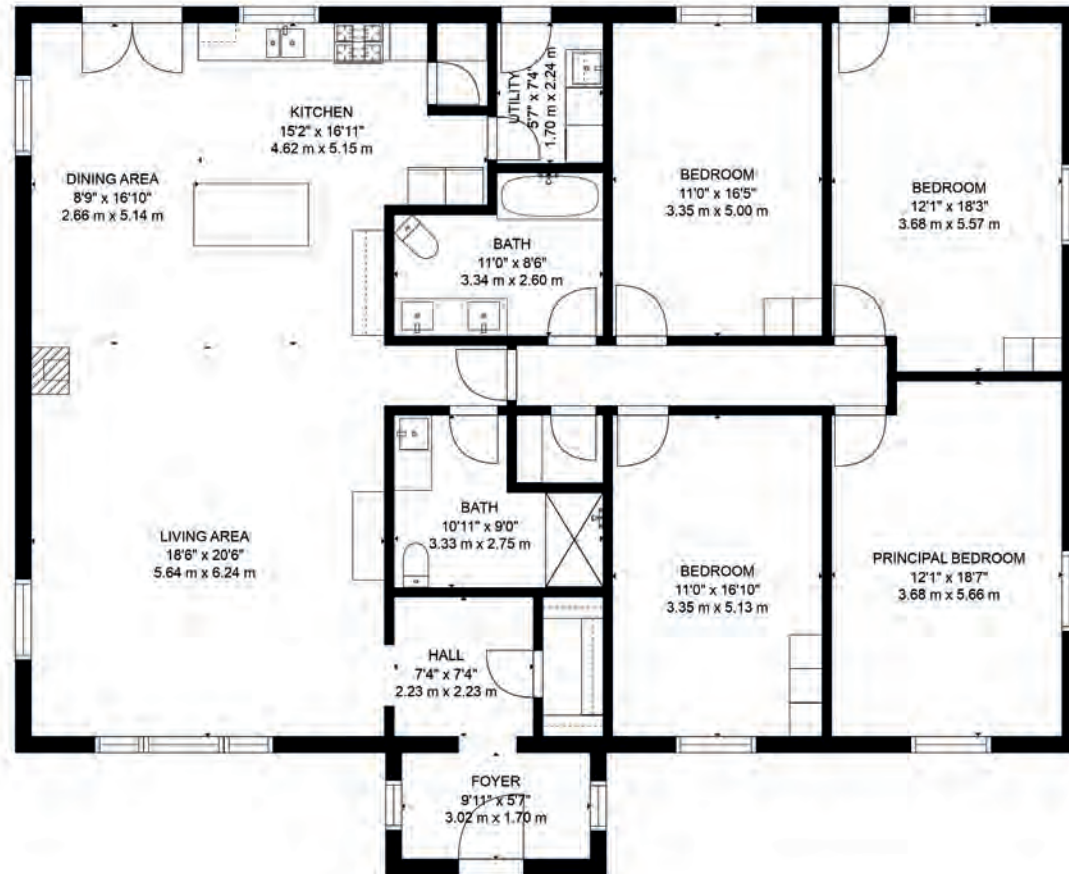


Little Pinum

Little Pinum



Little Pinum



GROSS INTERNAL AREA
 GROUND FLOOR: 2082 sq. ft, 193 m²
 TOTAL: 2082 sq. ft, 193 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 C
39-54	E		
21-38	F		
1-20	G		

Little Pinum



Little Pinum



Little Pinum



Little Pinum



Pinum Lodge



Pinum Lodge



Pinum Lodge



Pinum Lodge



Pinum Lodge

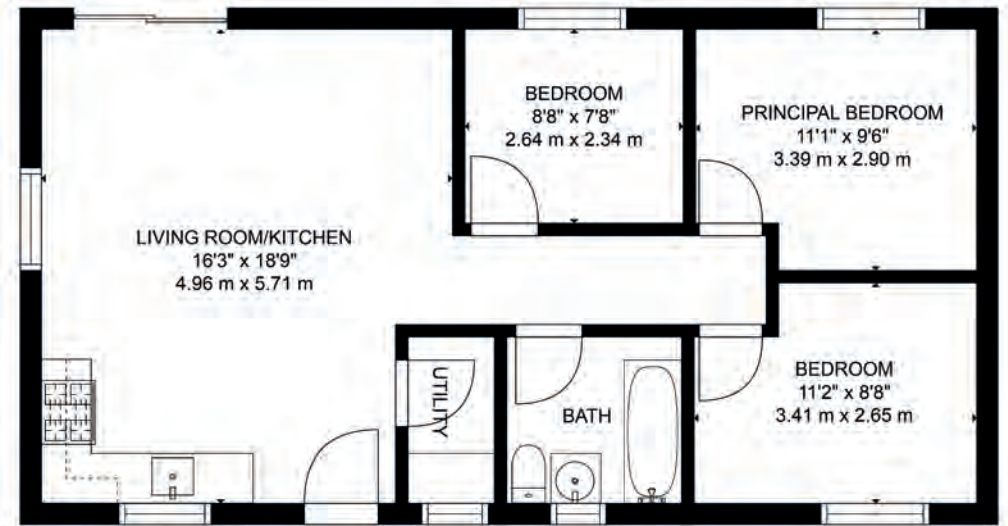




Pinum Lodge



Pinum Lodge



GROSS INTERNAL AREA
 GROUND FLOOR: 693 sq. ft. 64 m²
 TOTAL: 693 sq. ft. 64 m²
 EGGS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Pinum Lodge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

INFORMATION



Services

All properties are understood to have mains water and electricity. There is a sewage treatment plant for all properties. North Farm uses an oil fired pressurised heating system, Little Pinum and Pinum Lodge use an LPG system.

Local Authority

Stratford-upon-Avon District Council

Council Tax Band

North Farm - F
Little Pinum - E
Pinum Lodge - N/A (commercial)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

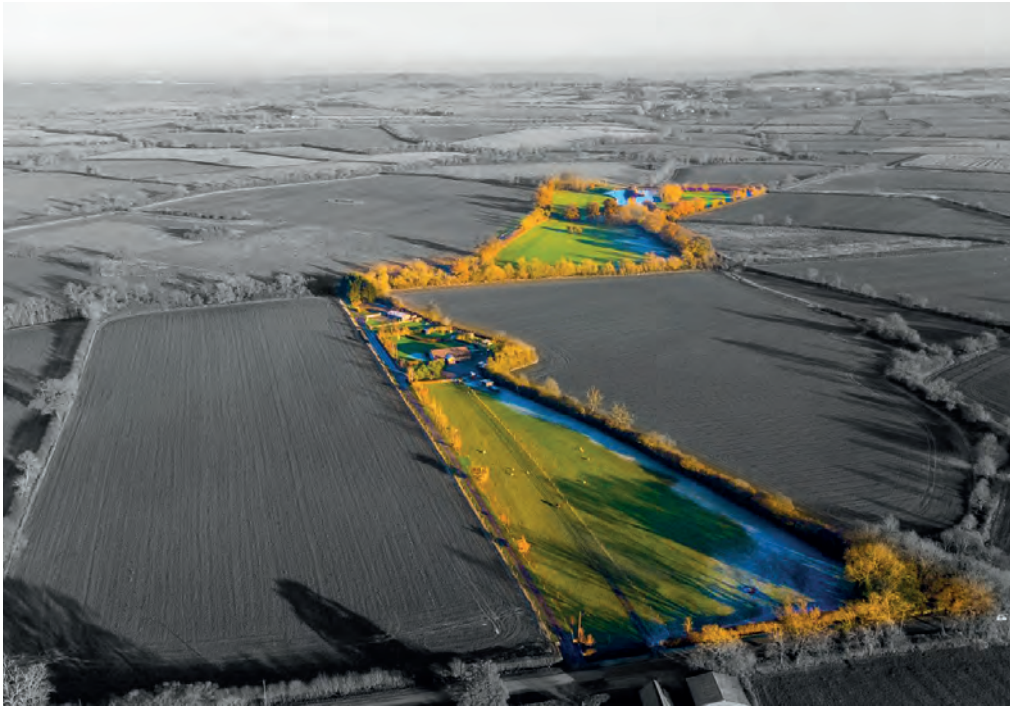
For more information visit www.fineandcountry.com/uk/Leamington-Spa

Directions

Heading from Priors Marston out on the Shuckburgh Road you will find the property situated on the left hand side

North Farm - £1,500,000
Little Pinum and Pinum lodge - £1,200,000
Total for both - £2,700,000

Value Added Tax: We are advised that VAT is payable on part of the properties listed, although it is anticipated that the transaction will be dealt with by way of a TOGC.





LOCATION

Priors Marston is situated in attractive South Warwickshire countryside close to the borders of Northamptonshire and Oxfordshire and is made up of many period houses. The thriving conservation village offers a post office, parish church, sports club, lively pub, village hall as well as a highly sought-after primary school. Nearby Banbury, Daventry, Southam and Leamington Spa offer a wide range of shopping, leisure, and educational facilities. There is easy access to the M40 at junction 11 and 12, along with M1 at junction 16 and regular direct train service to London Marylebone from Banbury in 1 hour or Leamington Spa 1 hour 10min.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



NICOLA MOORE BRANCH PARTNER

Fine & Country Leamington Spa
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nicola.moore@fineandcountry.com

Nicky has worked with Fine & Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.



SARAH GARLAND ASSOCIATE ESTATE AGENT

Fine & Country Leamington Spa
01926 455950 | 07979 593193
sarah.garland@fineandcountry.com

Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives. As a result of this you may start as a client but end up as a friend! She has decided to join Fine and Country for the greater support, marketing, and exposure of the international global network to help source buyers for her sellers and is already seeing the benefits of this partnership. Sarah has grown up in Leamington Spa and lived in Florida for several years to return to Leamington Spa and lives with her partner and son and two cats in a village just outside Warwick. In her spare time, she enjoys travelling, skiing and scuba diving and supports the Fine and Country Foundation, helping the homeless and less fortunate.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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