



Grimshaw Hall Estate

Ullenhall, Warwickshire

theAgents
property consultants





An elegant and substantial country residence, Grimshaw Hall represents a compelling opportunity to acquire a significant period house with outstanding scope for enhancement and long-term value creation.

**GRIMSHAW HALL
ULLENHALL
WARWICKSHIRE**

GRIMSHAW HALL

A compelling value-add proposition, offering significant potential to create a prime country house of considerable scale and enduring appeal. Constructed in 1926 of brick beneath a pitched tiled roof, with distinctive leaded light mullion windows, the property occupies an elevated position commanding far-reaching southerly views over undulating Warwickshire countryside.

The house retains an abundance of original architectural detail, including ornate corncicing, deep skirting boards, parquet flooring and fine oak joinery. A generous and well-balanced layout extends across a series of formal reception rooms and principal bedrooms, all benefiting from excellent proportions and natural light.

While well maintained, the interiors now offer clear potential for comprehensive refurbishment and reconfiguration, presenting an ideal opportunity for an incoming purchaser to modernise, reposition and significantly enhance both specification and capital value. The scale of the accommodation, ceiling heights and inherent character provide a strong foundation for the creation of a high-calibre contemporary country house, tailored to modern living requirements.

The existing arrangement includes multiple reception rooms, a substantial kitchen with adjoining garden room, six principal bedrooms, and a self-contained apartment. This configuration offers flexibility for redesign, whether to create larger open-plan living spaces, enhanced principal suites, or additional leisure and lifestyle accommodation.

Situation

Grimshaw Hall is located on the edge of the sought-after village of Ullenhall, within easy reach of Henley-in-Arden and Stratford-upon-Avon. The area is highly regarded for its schooling, accessibility and lifestyle offering, with strong demand for high-quality country houses.

Transport connections

The property is well positioned for the motorway network (M40, M42, M5) and Birmingham International Airport, supporting both domestic and international connectivity.

Services to the Property

Mains electricity and water are connected to the property. Septic tank and private drainage system. Oil fired central heating. Electric gates. Telephone and Broadband connected.

Local Authority

Stratford District Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Council Tax Band

H

EPC Rating

Band E

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

A key feature of Grimshaw Hall is the breadth of its existing consents and ancillary buildings, offering immediate and tangible development potential.

Development & Value-Add Opportunity

The property benefits from Certificates of Lawful Development for:

- An indoor swimming pool and leisure complex (Ref: 23-03052-LDP)
- A substantial new garage block with associated hardstanding (Ref: 23-03050-LDP)

These consents provide a clear pathway to materially enhance the overall offering, with the ability to introduce premium leisure facilities and expand ancillary accommodation—features increasingly expected at the upper end of the market.

In addition, a range of existing outbuildings currently configured as offices offer further scope for repurposing, whether as guest accommodation, staff quarters, wellness facilities or continued commercial use, subject to any necessary consents.

Collectively, the combination of refurbishment potential, approved development and adaptable outbuildings presents a rare opportunity to reposition the property into a best-in-class country estate.

Gardens, Grounds & Land

The house is set within mature and well-established grounds, providing both immediate amenity and longer-term potential. Formal lawns, terraces and landscaped areas are complemented by a ha-ha overlooking parkland, along with a water garden and areas of mature woodland.

Further land is available by separate negotiation, including:

- Lot 1: Main house, offices and 3.02 acres
- Lot 2: Approximately 22.67 acres of woodland, pond and pasture
- Lot 3: Approximately 16.73 acres with road frontage to Henley Road
- Lot 4: Approximately 6.99 acres with pond and spinney
- Lot 5: An equestrian business opportunity, including land, manège & barns.

Please note that if the lots are not sold together as a single purchase, an easement will be established to grant the homeowner right of access through any land retained, providing access to the paddocks.

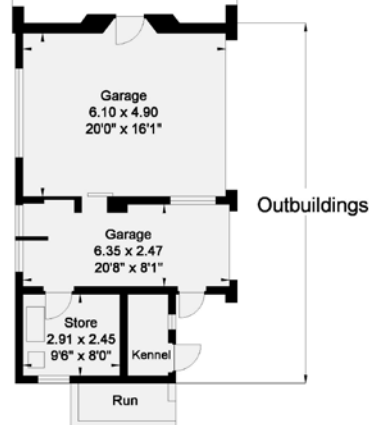
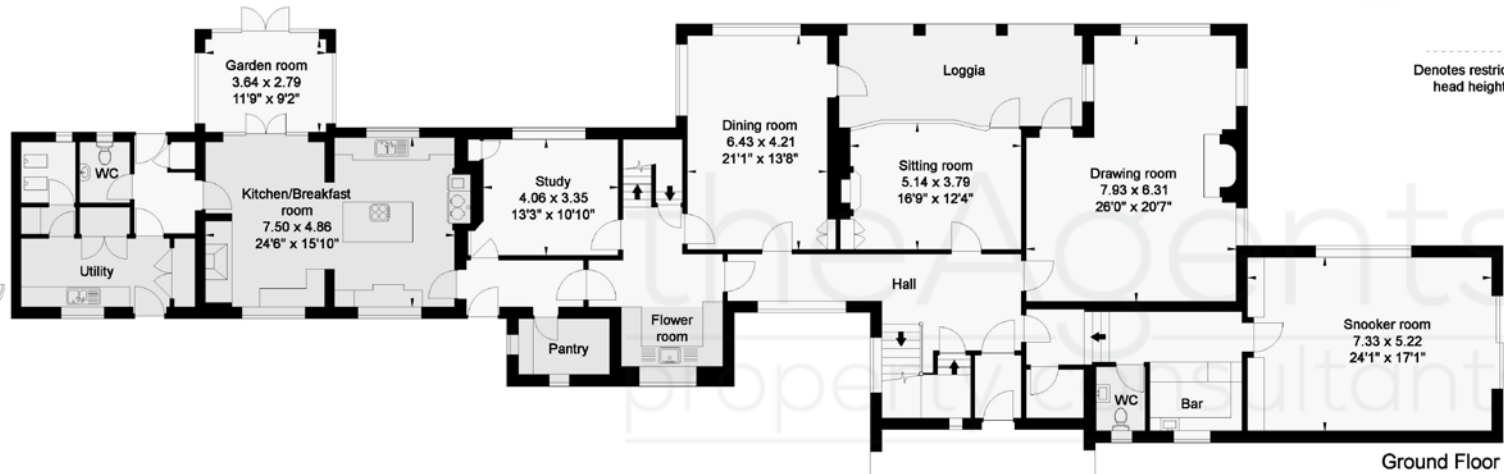
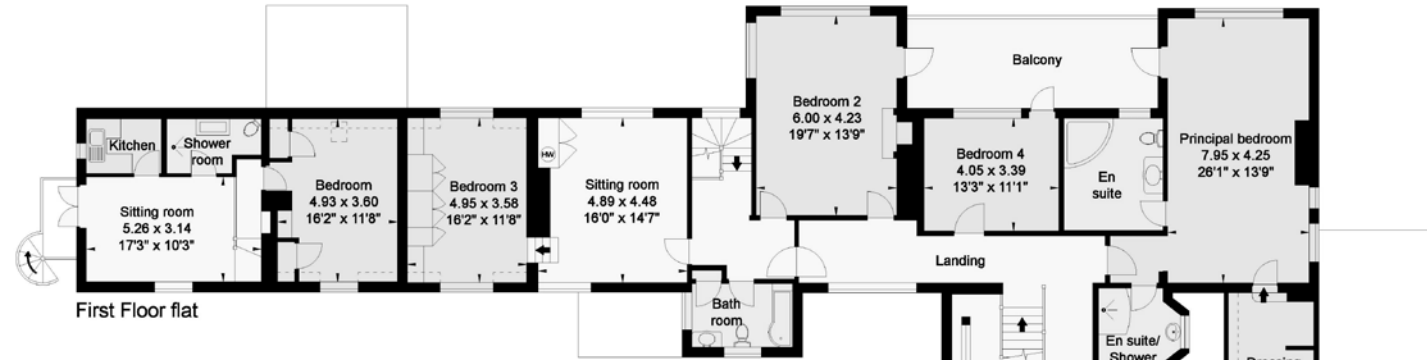
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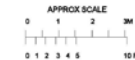






Denotes restricted head height

**Grimshaw Hall
Ullenhall**



APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House/Flat: 615 sq m (6,622 sq ft)
 Outbuildings: 60 sq m (646 sq ft)
 Total: 675 sq m (7,268 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Public footpath (approximate route)



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.