



HR ESTATE AGENTS

7 Bedrooms

House - Detached

£1,250,000

Located in

Southam





# Church End

Southam | | CV47 7SN



## Well House & Carriers Barn – A Characterful Family Home in the Warwickshire Countryside

Located in the highly sought-after village of Priors Hardwick, Well House is a beautifully presented family home steeped in history, with origins dating back to 1849. The property effortlessly blends period character with modern comforts and is complemented by the superbly converted Carriers Barn.

The ground floor is both welcoming and impressive, centred around a light-filled dining hall with skylights. There is a spacious drawing room, cosy sitting room and study, all rich in character. At the heart of the home sits a Fraser James-designed farmhouse kitchen with Aga, ideal for family life and entertaining, with a utility/boot room and Fired Earth cloakroom adjoining.

Upstairs are five generous double bedrooms, two bathrooms and a separate Fired Earth shower room. A peaceful library overlooking the garden provides a wonderful retreat, while original features such as open fireplaces enhance the home's historic charm throughout.

Carriers Barn offers flexible additional accommodation, featuring an oak-framed sitting room with garden views, a kitchen and dining area, two double bedrooms and a modern shower room—ideal for guests, extended family or potential rental use.

Set within over 0.7 acres of mature gardens, the grounds include a summer house, flowering pergola and stone-built workshop. Ample parking is available to the front.

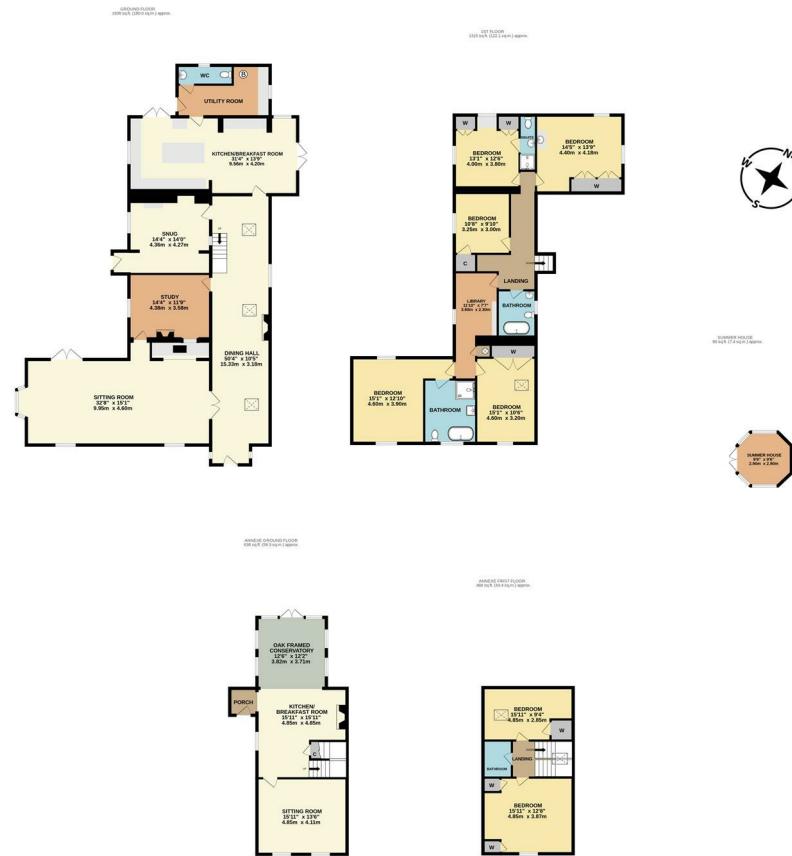
Offering quintessential country living with excellent access to Leamington Spa, Stratford-upon-Avon, Silverstone and fast rail links to London from Banbury, this is a rare opportunity to acquire a truly special village home.

# Church End

£1,250,000 Freehold



- WELL HOUSE & CARRIERS BARN
- SET OVER TWO DWELLINGS
- 0.7 ACRE PLOT
- FARM HOUSE STYLE KITCHEN
- CHARMING FAMILY RESIDENCE
- PICTURESQUE WARWICKSHIRE VILLAGE
- BEDROOMS & EN SUITES
- SEPARATE LIVING ACCOMODATION



TOTAL FLOOR AREA: 4490 sq ft (418.2 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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