



**DM&Co.**  
YOUR PREMIUM AGENT

**PRIORY FARM & PRIORY COTTAGE  
PRIORY COURT  
STUDLEY, B80 7BB**

A rare opportunity to acquire Priory Farm, a charming Grade II\* property and cottage set in a generous 2.75 acre plot with breathtaking views but with the added convenience of Studley Village.

# PRIORY FARM – STUDLEY

When the Priory was suppressed in 1536, it was granted to Sir Edmund Knightley and it was he who lost no time in converting it for purposes of a dwelling. He maintained some amazing features, a stand out being the large chimney breast which dates back to the 14th Century.





Set behind a long private drive, you encounter a stunning historic property that certainly gives the 'WOW' factor from the moment you enter, exuding warmth and charm throughout.

The spacious hallway opens up to a ground floor of generous living space, with a cosy snug, kitchen, dining room, games room, WC, utility and a large lounge.

A wonderful open brick chambered fire place in the lounge acts as the focal point of the downstairs with light flooding in from windows on both sides of the room. This is a picture perfect warm space, ideal for the colder months.







To the upstairs of this property, you are greeted by a lovely open landing and high ceiling that overlooks the hall. There are five great, spacious double bedrooms, all featuring original oak beams. One of the bedrooms benefits from it's own staircase, offering a fantastic private space.

There is a family bathroom and a separate shower room servicing the bedrooms.







## PRIORY COTTAGE

Priory Cottage is a detached two bedroom bungalow, located next to Priory Farm, is perfect for those in need of annex accommodation, or offers potential rental income. It is accessed via the shared driveway, and has it's own private patio to the rear. The hallway has a useful storage cupboard, and to the left is the lounge with feature log burner and beamed ceiling, opening to the kitchen to the front, and with French doors opening to the garden. There are two bedrooms, both with built-in-wardrobes, and a bathroom.













## LOCATION

The sought after village of Studley offers a range of high street shops, supermarkets, local schooling, public houses and restaurants. Studley is 4 miles (6 km) southeast of Redditch and 13 miles (21 km) northwest of Stratford-on-Avon.

# PRIORY FARM



## FEATURES

- Stunning Grade II\* Period Farmhouse
- Period Features & Fire Places Throughout
- Lounge, Dining Room & Snug
- Breakfast Kitchen With Aga
- Five Double Bedrooms
- Family Bathroom & Shower Room
- Games Room, Utility Room, Downstairs WC
- Total of 2.74 acres (including Priory Cottage)
- Detached Double Garage
- Central Studley Location

## SIZE

Total - 3,670 sq ft

## TENURE

Freehold

## SERVICES

All services are connected and sewerage is by way of a septic tank. However, it is advised that you confirm this at point of offer.

**Stratford Upon Avon District Council F**

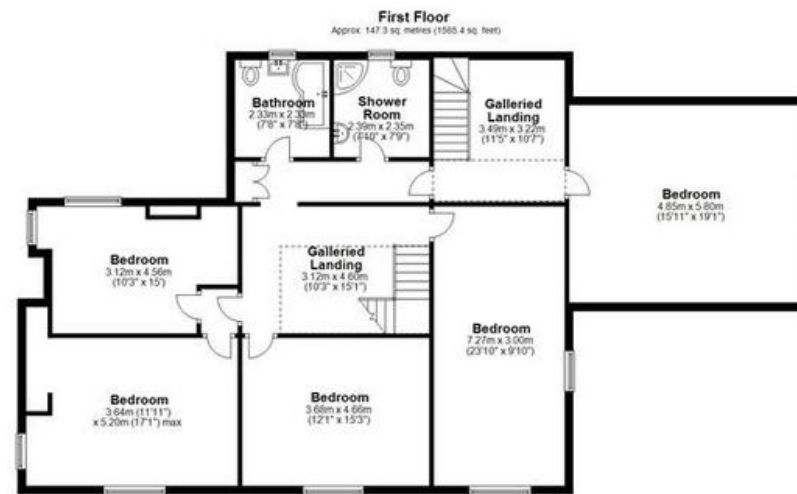
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314

@ [dorridge@dmandcohomes.co.uk](mailto:dorridge@dmandcohomes.co.uk)

\*Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.\*



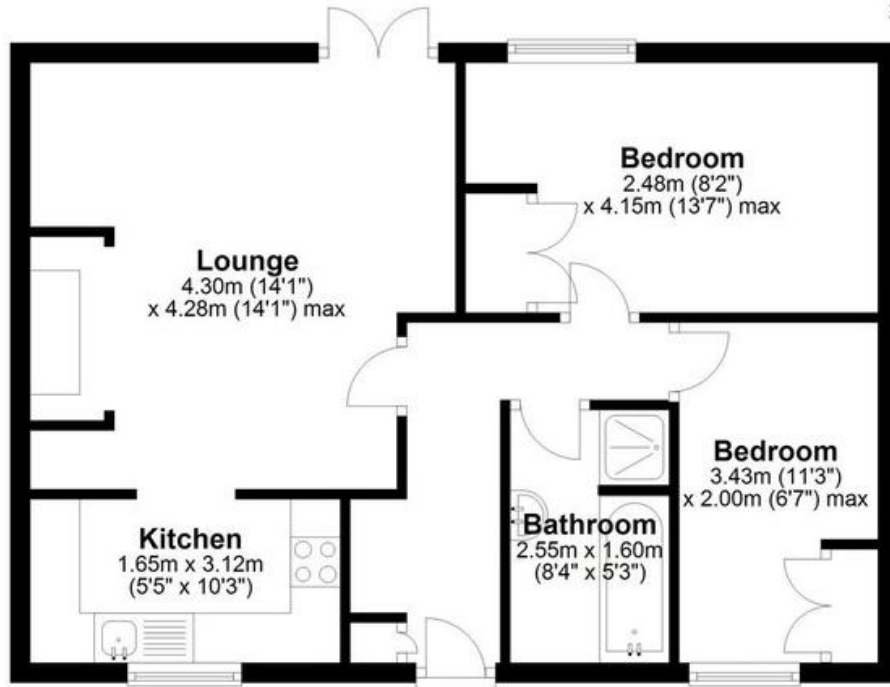
Total area: approx. 341.0 sq. metres (3670.4 sq. feet)

\*Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/buyers. No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanIt.

# PRIORY COTTAGE

## Floor Plan

Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 51.5 sq. metres (554.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FEATURES

- Separate Two Bedroom Bungalow
- Period Features & Fire Place
- Lounge & Kitchen
- Two Bedrooms
- Family Bathroom
- Stunning Rural Views of Open Countryside
- Potential Rental Income

## SIZE

Total - 554.6 sq ft

## TENURE

Freehold

## SERVICES

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*DM&Co.*

**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

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