

VAUGHANREYNOLDS
ESTATE AGENTS

Tothall Farm, Tothall Lane
Dunnington, Alcester

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Tothall Farm, Tothall Lane, Dunnington Alcester, B49 5PB

Tothall Farm presents a rare and exciting opportunity to acquire a beautifully designed collection of properties within approximately 0.85 acres of stunning landscaped grounds, offering an exceptional blend of luxury living, lifestyle flexibility and proven income generation.

Enjoying an idyllic rural setting with far-reaching countryside views, this unique estate comprises an outstanding converted barn residence, a detached two-bedroom annexe, an atmospheric party barn with planning permission for residential conversion, a bespoke shepherd's hut retreat and extensive storage facilities. Together they create a versatile and highly desirable offering, equally suited to multi-generational living, hospitality ventures or private enjoyment.

Currently, the principal barn is owner occupied, whilst both the annexe and shepherd's hut operate as successful holiday lets, generating a significant income and demonstrating the property's outstanding commercial potential.



	
3 + 1	3 + 2
	
3 + 1	0.85

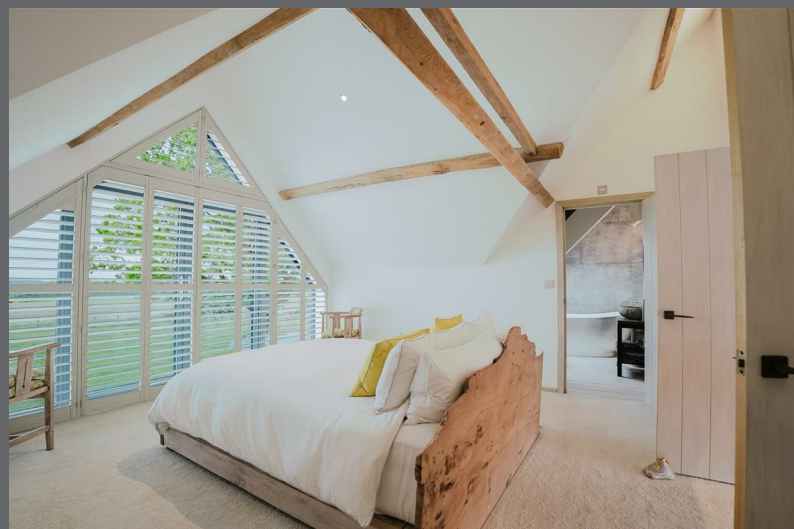
The Main Barn

The principal residence is an exceptional three-bedroom barn conversion, thoughtfully designed to combine striking architectural features with contemporary luxury. An impressive open-plan entrance hall creates an immediate sense of space and grandeur, centred around a bespoke staircase rising to a galleried first-floor landing.

The ground floor has been designed for modern family life and entertaining, flowing seamlessly between an elegant dining area, a

welcoming sitting room with contemporary log burner and a superb family kitchen. Fitted with sleek handleless cabinetry, contrasting slimline worktops and a comprehensive range of integrated appliances, the kitchen is both stylish and highly functional, with ample space for informal seating. A separate utility room and cloakroom complete the accommodation.

Extensive frameless glazing draws natural light into the living spaces and perfectly frames the surrounding gardens and countryside beyond, whilst providing direct access to the outdoor entertaining areas.



To the first floor, three beautifully appointed double bedrooms each benefit from vaulted ceilings and luxurious en-suite bath or shower rooms. The principal suite is particularly impressive, featuring a glazed atrium and Juliet balcony that take full advantage of the spectacular rural outlook.

Shakespeare Shoes – The Annexe

Known as Shakespeare Shoes, the detached annexe is a beautifully presented single-storey dwelling finished to a similarly high specification. Offering excellent flexibility for guests, extended family or holiday letting, the accommodation centres around a stunning vaulted open-plan living, dining and kitchen space.

Two generous double bedrooms are complemented by a stylish

bathroom featuring a freestanding bath and separate shower, creating a luxurious and welcoming retreat.

The Party Barn

Overlooking the central courtyard, the party barn provides a distinctive and characterful entertaining space. Constructed with exposed brickwork and tiled finishes, and centred around a log burner, it offers the perfect setting for social gatherings throughout the year.

Importantly, the building also benefits from planning permission for conversion to residential accommodation, presenting exciting opportunities for future development and enhancement of the estate.





THE SHEPHERD'S HUT

Positioned within a private corner of the grounds, the bespoke shepherd's hut offers an exceptional boutique retreat. Expertly crafted and thoughtfully designed, it provides self-contained accommodation including living and sleeping areas, a fitted kitchen and separate shower facilities.

Outside, guests can enjoy a private garden, coal-fired hot tub and uninterrupted countryside views, creating a truly unique and highly sought-after destination.



Gardens & Grounds

The grounds have been beautifully landscaped to create a series of attractive outdoor spaces connected by winding pathways and framed by mature planting, seasonal flowers and expansive lawns. Contemporary landscaping features blend effortlessly with the surrounding rural environment, enhancing the sense of tranquillity and privacy.

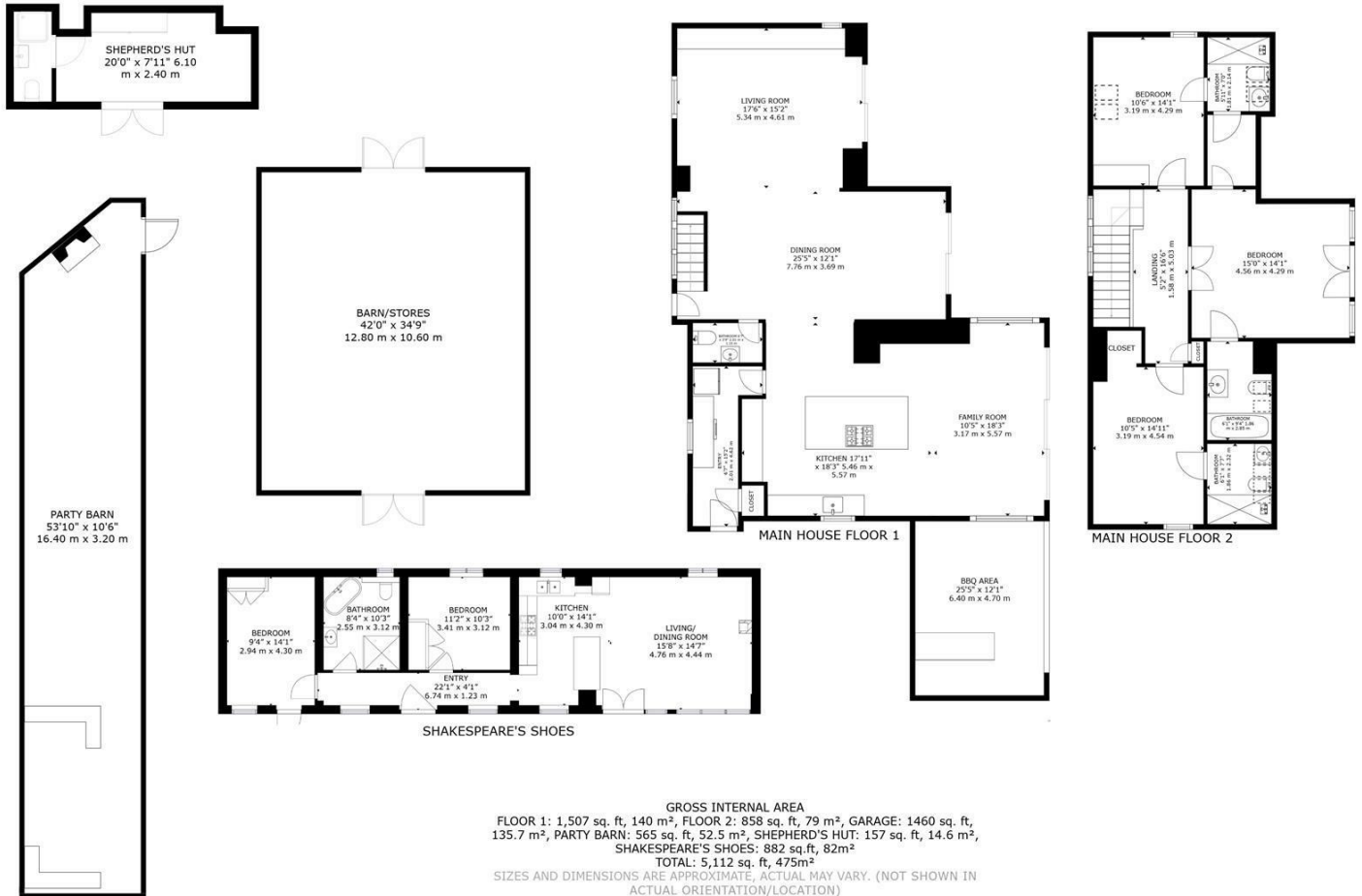
Adjacent to the main barn is an impressive oak-framed garden room with removable sides, creating a versatile year-round entertaining space. Currently arranged with an outdoor kitchen and dining area, it provides the perfect setting for al fresco gatherings whilst enjoying the stunning countryside backdrop.

A substantial storage barn offers extensive practical space and further versatility to support a variety of uses.

A Truly Unique Opportunity

Tothall Farm represents an exceptional lifestyle purchase, combining luxury accommodation, established income streams and future development potential within a spectacular countryside setting. Opportunities to acquire such a versatile and beautifully presented estate are exceptionally rare.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
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10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk