

VAUGHANREYNOLDS
ESTATE AGENTS

Tothall Farm, Tothall Lane
Dunnington

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

A truly exceptional countryside estate, Tothall Farm presents a rare opportunity to acquire a beautifully curated collection of residential and lifestyle properties within approximately 0.85 acres of landscaped grounds. Combining stylish contemporary living with impressive income potential, the estate offers remarkable flexibility for multi-generational occupation, boutique hospitality ventures, or private residential enjoyment.

Set against a backdrop of uninterrupted rural views, the property comprises an outstanding converted barn residence, a high-specification two-bedroom annexe, an atmospheric party barn with planning consent for residential conversion, a detached period cottage requiring renovation, a bespoke shepherd's hut retreat, and extensive ancillary storage buildings.

Currently, the principal barn is owner occupied, while the annexe and shepherd's hut generate a substantial income through holiday accommodation lettings, demonstrating the estate's proven commercial appeal.



3+1+2

3+2+2

3+1+1

0.85

The Main Barn

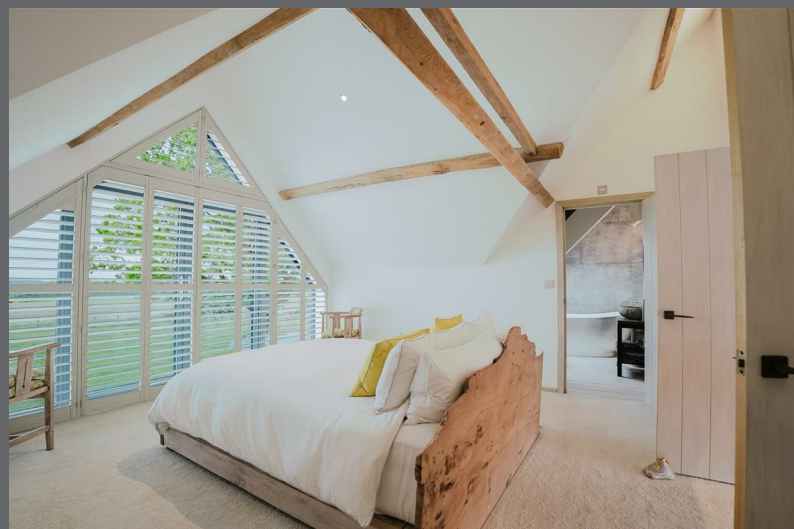
The principal residence is an impeccably converted three-bedroom barn that seamlessly blends striking architectural design with luxurious modern finishes. At its heart is a dramatic open-plan entrance hall featuring a bespoke staircase rising to a galleried first-floor landing.

The ground floor flows effortlessly through beautifully connected living spaces, including an elegant dining area, a welcoming sitting room centred around a contemporary log burner, and an impressive family kitchen designed for both entertaining and everyday

living. Sleek handleless cabinetry, contrasting slimline worktops, and a comprehensive range of integrated appliances create a sophisticated yet practical culinary space, complemented by informal seating areas, a separate utility room, and cloakroom facilities.

Extensive frameless glazing frames the surrounding gardens and countryside beyond, flooding the interiors with natural light and providing seamless access to the outdoor spaces.

To the first floor are three generously proportioned double bedrooms, all enhanced



by vaulted ceilings and luxurious en-suite bath or shower rooms. The principal suite is particularly striking, featuring a glazed atrium and Juliet balcony that capture the spectacular rural outlook.

Shakespeare Shoes – The Annexe

Known as “Shakespeare Shoes”, the detached annexe is a beautifully appointed single-storey dwelling finished to an equally high specification. Ideal for guest accommodation, independent family living, or continued holiday letting, the accommodation centres around a stunning vaulted open-plan living and kitchen space.

Two spacious double bedrooms are served by a stylish bathroom complete with freestanding bath and separate shower, creating a refined and welcoming retreat.

The Party Barn

Positioned around the central courtyard, the party barn provides a wonderfully atmospheric entertaining space with exposed brickwork, tiled finishes, and its own log burner. Designed to embrace indoor-outdoor living, it offers a unique social hub for gatherings and celebrations.

Importantly, the building also benefits from planning permission for conversion into further residential accommodation, presenting exciting future potential. Planning reference: 18/03712/FUL.





THE SHEPHERD'S HUT

Tucked away in a peaceful and private corner of the grounds, the bespoke shepherd's hut delivers a luxurious countryside escape. Thoughtfully designed to maximise space and comfort, it offers self-contained living and sleeping accommodation, a fitted kitchen, and separate shower facilities.

Outside, a private garden, coal-fired hot tub, and uninterrupted views create a truly idyllic setting that has proven highly desirable for guests seeking a boutique rural retreat.



The Cottage – 54 Tothall Lane

Occupying its own title with separate driveway and gardens, 54 Tothall Lane is a charming former worker's cottage belonging to the historic Ragley Estate. Offering excellent scope for renovation and potential extension (subject to planning), the property currently provides two reception rooms, kitchen, store rooms, two bedrooms, and a bathroom.

The cottage may remain entirely independent from the main estate if desired, making it ideal for resale, long-term letting, guest accommodation, or additional family occupation.

Gardens & Grounds

The beautifully landscaped grounds have been carefully designed to complement the rural surroundings, with winding pathways, mature trees, sweeping lawns, seasonal planting, and contemporary outdoor features throughout.

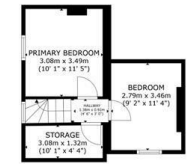
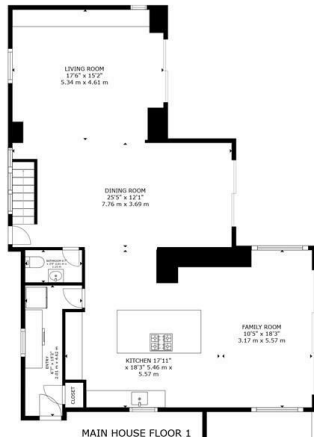
An oak-framed garden room with removable sides provides an exceptional year-round entertaining space, currently arranged with an outdoor kitchen and dining area perfectly positioned to enjoy the stunning countryside setting.

A substantial barn offers extensive storage and further practical versatility for a variety of uses.

A Rare Lifestyle & Investment Opportunity

Tothall Farm is far more than a home — it is a unique lifestyle estate offering luxury living, flexibility, income generation, and future development potential in one remarkable rural setting. Opportunities of this calibre and versatility are exceptionally rare.





GROSS INTERNAL AREA
 FLOOR 1: 1,507 sq. ft, 140 m², FLOOR 2: 858 sq. ft, 79 m², GARAGE: 1460 sq. ft, 135.7 m², PARTY BARN: 565 sq. ft, 52.5 m², SHEPHERD'S HUT: 157 sq. ft, 14.6 m², SHAKESPEARE'S SHOES: 882 sq. ft, 82m²
 COTTAGE: FLOOR 1 47.0 m² (506 sq.ft.) FLOOR 2 29.0 m² (313 sq.ft.)
 TOTAL: 5,935 sq. ft, 551 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. (NOT SHOWN IN ACTUAL ORIENTATION/LOCATION)

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: Mains water, electricity, Oil fired heating (independent tanks for each property). Private drainage (cottage on separate system)

Local Authority: Stratford, Council Tax Band F
Cottage Council Band D. 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.

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