





Lullington Hall, Coton Road, Lullington

A rare and prestigious opportunity, Lullington Hall is a historically significant and imposing country residence situated at the heart of the picturesque village of Lullington. This remarkable property exudes period charm, showcasing an abundance of original character features and offering over 6,000 sq. ft. of accommodation within the main house.

Set within extensive private grounds, the estate enjoys a peaceful setting, backing onto open fields that provide stunning rural views and a sense of seclusion. The grandeur of Lullington Hall, combined with its development potential, makes this an exciting opportunity for those looking to restore, enhance, or reimagine an exquisite country home.



DESCRIPTION

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Development Potential

In addition to the main residence, the estate features a stables courtyard and a range of outbuildings, which offer tremendous scope for development. The current owner has created a comprehensive residential conversion scheme, ready to be progressed by a new buyer. This presents a rare chance to create additional dwellings or further enhance the estate's facilities, subject to necessary permissions.

A Unique Opportunity

Lullington Hall is more than just a home—it is a superb project for those with the vision to restore and elevate this magnificent property to its full potential. Whether as a grand private residence, a



multi-generational home, or an investment opportunity, the possibilities are extensive.

Viewings

Due to exceptionally high levels of interest, viewings are being conducted as block viewings. All viewings are strictly by appointment only through Anderson Dixon.

History of Lullington Hall

Lullington Hall has a rich historical legacy dating back to the early 18th century when it was originally built as a







farmhouse. In 1837, the estate was acquired by the Colvile family, who significantly expanded and enhanced the property over the following centuries. The original farmhouse saw extensions in the late 18th and early 19th centuries, with further development continuing into the early 20th century. At one point, the Colviles planned to construct a new grand hall on the south side of the village, though this project was never completed.



The village of Lullington itself holds deep historical significance, having been mentioned in the Domesday Book as "Lullitune," where it was recorded that Auti had five carucates of land subject to taxation. More recently, the village played a role in World War II history, with a Commonwealth War Grave in Lullington Churchyard for Rose Taylor (1946) and a Roll of Honour housed in All Saints' Church.

For further information or to arrange a viewing, please contact Anderson Dixon Estate Agents at your earliest convenience.













Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

583.39 m²

6279.56 ft²

Reduced headroom

4.76 m²

51.28 ft²

(1) Excluding balconies and terraces

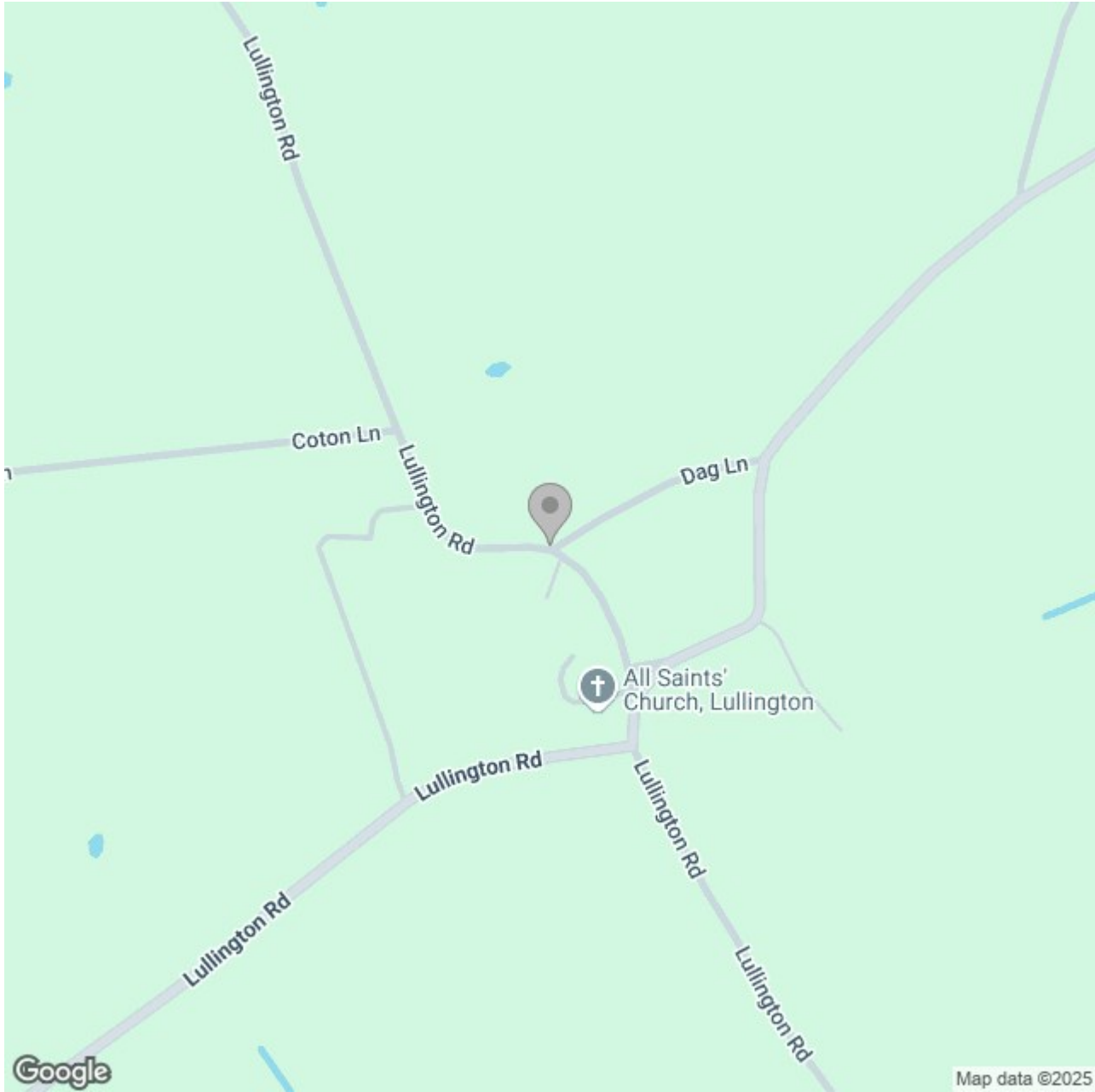
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 