



**The Forge, Church Road, Claverdon, Warwick, CV35 8PD**  
**£250,000**

**Hawkins  
Patterson &**





A distinctive and characterful commercial property, beautifully presented throughout with historic charm. The property offers an exceptional showroom environment, enhanced by a wealth of original features that reflect its heritage while providing a practical and attractive space for modern business use.

Claverdon Smithy is a charming Grade II listed property in the heart of Warwickshire, dating back to the late 17th century and forming a distinctive part of the village's historic landscape. Rich in character and heritage, the building is immediately recognisable by its iconic horseshoe-shaped doorway, a rare architectural feature believed to have served both as a form of traditional blacksmith advertising and a symbol of good fortune.

Constructed with timber framing and red brick infill, the property exemplifies the traditional vernacular style of the period and retains much of its original charm. Historically, the smithy operated as a working forge well into the 20th century, playing an essential role in supporting the surrounding rural community. Blacksmiths here would have produced and repaired a wide range of agricultural tools—such as scythes, pitchforks, and brush hooks—while also maintaining horseshoes, farm machinery, and domestic metalwork.

In more recent decades, the property has successfully transitioned into commercial use. Since 1977, it has been occupied by a well-established stove and chimney business, demonstrating the building's long-standing suitability for specialist trade or commercial occupancy.

Today, Claverdon Smithy represents a rare opportunity to acquire a characterful historic commercial premises, combining centuries of heritage with proven modern business use. The property remains an important and well recognised feature of the village, offering both architectural distinction and strong local identity within a desirable Warwickshire setting.

The property is situated on the corner of Church Road and Station Road in Claverdon.







## Situation

Located close to the charming market town of Henley-in-Arden, approximately seven miles from Warwick and nine miles from Stratford-upon-Avon, Claverdon is a picturesque and highly sought-after Warwickshire village. The village is known for its attractive mix of period cottages and later homes, centred around a welcoming community with a historic parish church, well regarded primary school, two popular village inns, a community village store and a doctors' surgery.

Leisure and lifestyle amenities are excellent, with the nearby Ardencote Country Club offering golf, racquet sports, swimming, a spa and extensive landscaped grounds. There are also a number of local sporting clubs in the surrounding area including tennis, rugby and cricket.

Claverdon benefits from excellent transport links, with the centres of Stratford-upon-Avon, Warwick, Henley-in-Arden and Solihull all within easy reach. The nearby M40 motorway provides convenient access to Birmingham, Oxford and London. Rail connections are available from Warwick Parkway railway station, located approximately six miles away, offering regular services to Birmingham and London Marylebone in around 89 minutes.

Distances (approximate):

Warwick – 7 miles

Stratford-upon-Avon – 9 miles

Birmingham Airport – 16 miles

Warwick Parkway Railway Station – 6 miles (London Marylebone approx. 89 minutes)

EPC- not required Listed building.

Future from 1 April 2026 £3,450

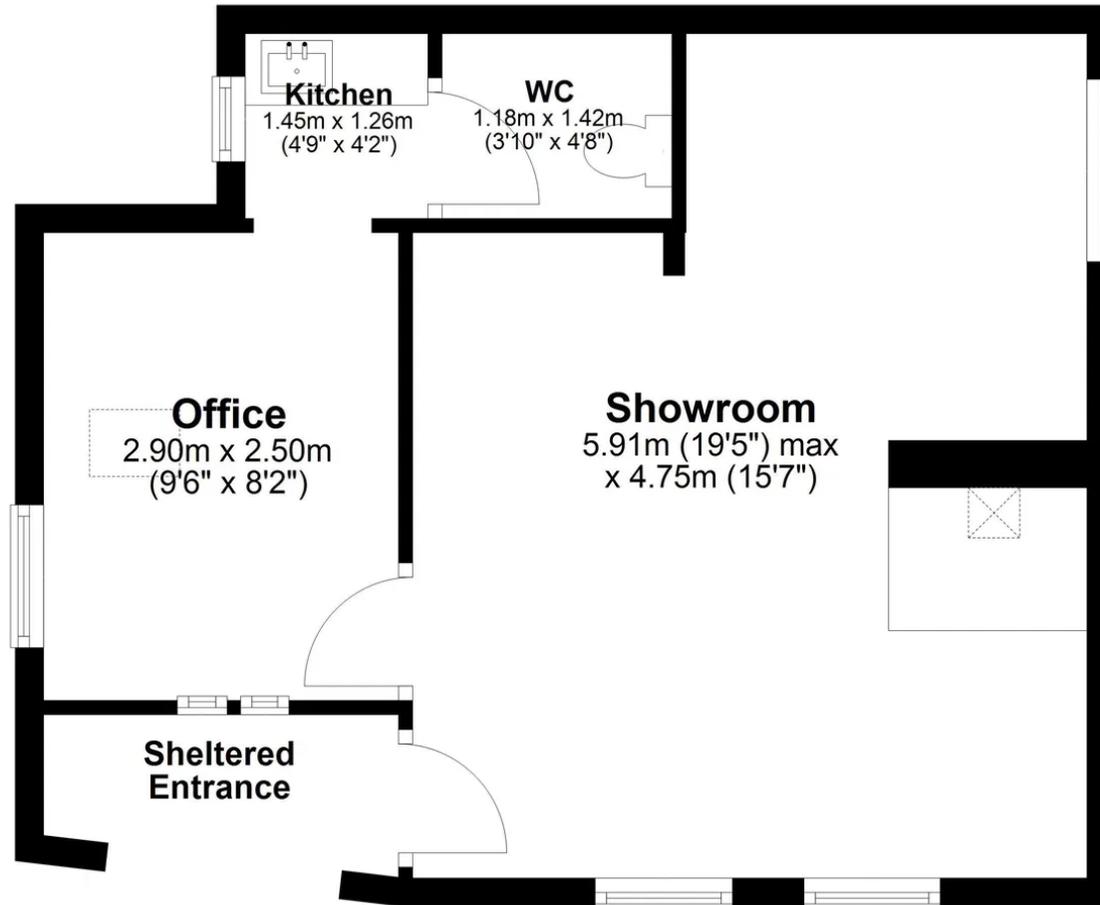
Current 1 April 2023 to present £2,750

Local council. Stratford-upon-Avon.



# The Forge Commercial Premises

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 39.9 sq. metres (429.4 sq. feet)

## Hawkins & Patterson

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