



Nortoft Lane

Kilsby | Rugby | CV23 8ZP



PERSONAL • PROFESSIONAL • PROACTIVE

A stunningly executed Class Q semi-detached barn conversion set within peaceful countryside, this home blends contemporary design with rural character. The heart of the property is a bespoke, modern kitchen and dining space, complete with a log burner and wide bifolding doors that open to the surrounding landscape. Underfloor heating runs throughout the ground floor, adding comfort to the stylish layout. A separate utility room supports busy family living, while the generous hallway leads through to a bright lounge, also featuring bifolding doors that frame the stunning views beyond. The ground floor further includes a dedicated study, an additional office and a convenient downstairs w.c.

Upstairs, the property offers three well-proportioned double bedrooms, including a master suite with its own high-quality ensuite. A beautifully fitted family bathroom serves the remaining bedrooms, all finished to an excellent standard. The property benefits from contemporary up and down lighting to the exterior walls.

Outside, the appeal continues with a barn, three stables, a tack room, and an open storage bay including a large hard-standing area and a concrete-based muck heap clamp, making it ideal for equestrian or smallholding interests. There is also planning permission for a 40m x 20m arena. The property is not overlooked to the rear, allowing full enjoyment of the far-reaching countryside views. Ample hardstanding and extensive off-road parking ensure practicality. The land extends to approximately 2.9 acres, offering space, seclusion and a true countryside lifestyle. Additional features include metal-framed double glazing, oil-fired central heating, and a private waste treatment plant, adding to the property's functionality and appeal.

- **SEMI DETACHED BARN CONVERSION**
- **THREE DOUBLE BEDROOMS**
- **HIGH SPEC FEATURES AND FITTINGS**
- **THREE LARGE STABLES**
- **EXTENSIVE PARKING**
- **COUNTRYSIDE LOCATION**
- **THREE DOUBLE BEDROOMS**
- **2.9 ACRE PADDOCK**
- **BARN AND TACK ROOM**
- **PLANNING FOR AN ARENA**
- **ENERGY EFFICIENCY RATING C**

Location

Kilsby enjoys an enviable position just five miles from both Rugby and Daventry, nestled on the Warwickshire and Northamptonshire borders. This well-served village offers two welcoming public houses, a community shop, a pre-school, and a highly regarded primary school, making it an attractive choice for families.

The area benefits from excellent road connections, with convenient access to the A5, A14 and A361, as well as the wider motorway network. For

commuters, Rugby station provides a frequent rail service, including high-speed trains to London Euston in under 50 minutes.

Accommodation Comprises

Entry via metal framed double glazed door into:

Reception Hallway

Oak staircase rising to the first floor. Thermostat control. Porcelain tile floor. Underfloor heating. Spotlights. Doors off to lounge, study, and kitchen.







Kitchen

22'11" x 13'9" (7.00m x 4.21m)

Via glazed oak door. Fitted with a bespoke range of high quality base and eye level units with quartz worksurface space. Bifold doors opening to the front of the property. Log burner. Belfast sink with mixer tap over. Integrated dishwasher. Two metal framed double glazed window to the side aspect. Porcelain tile floor. Space for a rangemaster. Space for an american style fridge/freezer. Spotlights. Vaulted ceiling. Space for a large dining table. Underfloor heating. Access to loft space. Oak door to:





Utility Room

8'8" x 7'1" (2.66m x 2.18m)

Quartz work surface space with belfast sink. Porcelain tile floor. Wall mounted thermostat control. Floor mounted oil fired boiler. Space and plumbing for a tumble dryer and washing machine. Contemporary double glazed door to side. Space for coats and boots. Underfloor heating. Metal framed double glazed window to rear aspect. Oak door to:

Downstairs W.C.

Porcelain tile floor. Metal framed double glazed frosted window to rear elevation. High gloss w.c. and wall mounted wash hand basin. Spotlights. Extractor fan. Underfloor heating.





Lounge

14'5" x 10'6" (4.40m x 3.21m)

Via oak door. Metal framed double glazed bifold door. Laminate floor covering. Underfloor heating. Thermostat control. Spotlights.

Study / Dining Room

14'5" x 10'6" (4.40m x 3.21m)

Via oak door. Thermostat control. Metal framed double glazed window to rear aspect. Spotlights. Understairs storage cupboard. Underfloor heating.

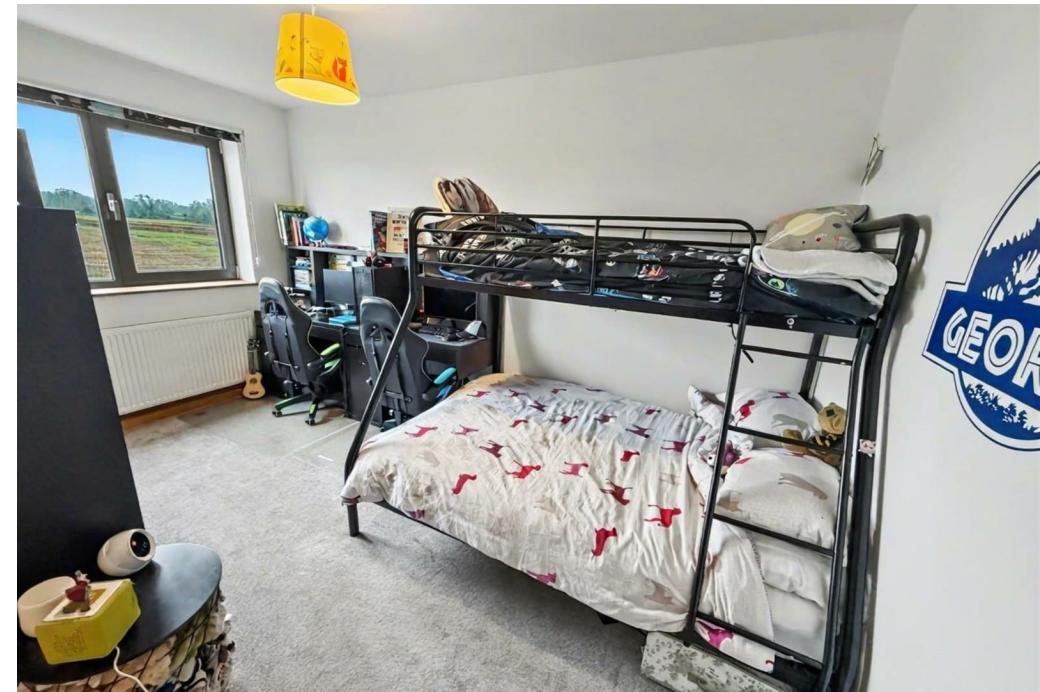
Office / Study

13'9" x 10'9" (4.21m x 3.29m)

Via oak door. Metal framed double glazed window to rear aspect. Spotlights. Space for a large desk. Laminate flooring. Underfloor heating.

First Floor Landing

Doors off to bedrooms and bathroom.





Bedroom One

14'4" x 12'5" (4.39m x 3.80m)

Large metal framed double glazed window to front aspect. Vaulted ceiling. Spotlights. Access to loft. Oak door to:

Ensuite Shower Room

With high gloss suite to comprise; wash hand basin with storage beneath, corner shower cubicle with rainfall mixer shower, and a low level w.c.

Spotlights. Aqua boarding. Heated chrome towel rail. Vinyl floor covering. Extractor fan.

Bedroom Two

13'9" x 9'10" (4.20m x 3.01m)

Metal framed double glazed window to rear. Radiator.

Bedroom Three

14'5" x 10'6" (4.40m x 3.21m)

Metal framed double glazed window to rear. Two velux windows. Spotlights. Radiator. (Restricted ceiling height)

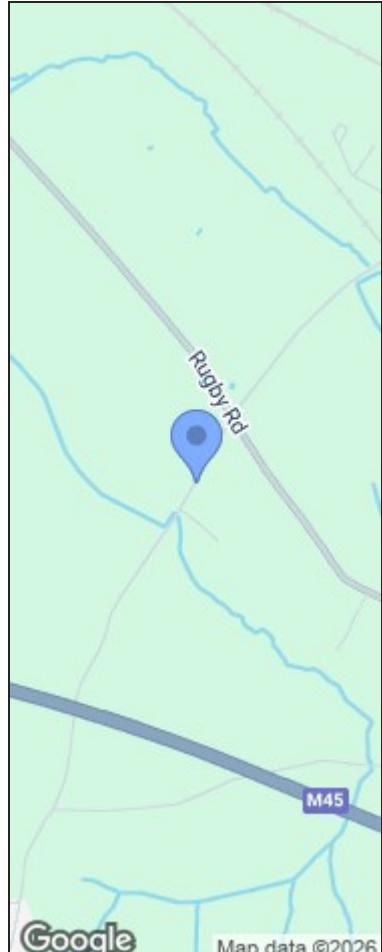
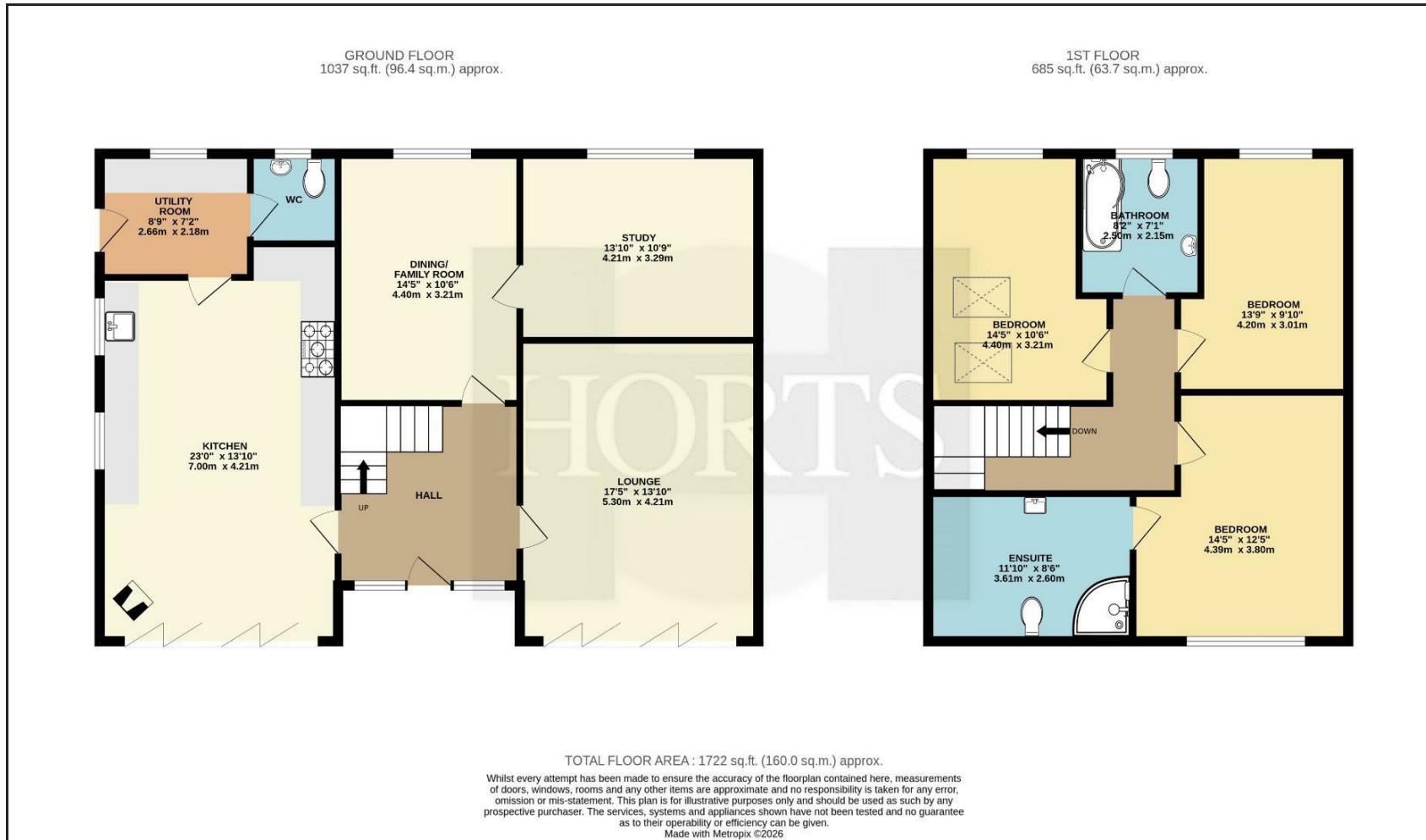
Externally

Gravel driveway with parking area leading to the side of the property and the garden. Electric vehicle charging point. Patio to the front and pathway laid with buff riven paving slabs which extends to the side and rear of the property. There is a barn, three stables and a tack room, an open storage bay, a private waste treatment plant and a concrete-based muck heap clamp. Additionally, there is a 2.9 acre paddock which is enclosed by fencing and hedgerows, with planning for a 40m x 20m arena.

Agents Note

Council Tax Band: E

Energy Efficiency Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

