



Grange Farm
London Road | Ryton upon Dunsmore | Warwickshire | CV8 3ER

GRANGE FARM



A beautifully restored unlisted Georgian farmhouse with far reaching views across open countryside, a stunning interior and outstanding accommodation over four floors.



Grange Farm has an interesting history, commonly referred to as 'the house that time forgot', as a home that had not been touched since the 1940's, it was sold several years ago to our present sellers who set about restoring the property to its former glory and at the same time adding a contemporary touch whilst bringing to the fore some of the fine period features that are evident throughout. The house has some luxurious fittings, including a stunning Symphony kitchen and Porcelanosa sanitary ware and tiling. There are seven bedrooms over four floors including an impressive principal bedroom suite with dressing room,

there is also a family bathroom, further ensuite to bedroom three, a first-floor study and then four further double bedrooms on the second floor, two with ensuite shower rooms. The ground floor has a drawing room, separate formal dining room, breakfast room, a study and an especially useful cellar that has been converted into an excellent subterranean TV room whilst the kitchen has a range of high-quality units and original flooring. The house is offered for sale with no onward chain and has some fine views to the east across open farmland and further land is available subject to separate negotiation.

KEY FEATURES

Ground Floor

The property has an impressive entrance hall with the original staircase leading to the first floor, there is access to the drawing and study at the front of the house, both with dual aspect double glazed sash windows with original shutters. The drawing room, in particular, has a beautiful original Victorian fireplace whilst the dining room has a double-glazed sash window to the side aspect. The hallway continues with the original quarry tiled floor and a rear door. At the far end of the hallway is a ground floor cloakroom with wash basin and low level WC. The breakfast room has double glazed doors that lead off to the side, a ceramic tiled floor and stainless steel sink and drainer. There is a range of matching units and work surfaces, the ceramic tiled floor continues where there is room for a table, and a built-in fridge/freezer. Across the hallway is the impressive kitchen with its dual aspect double glazed sash windows with original shutters, one facing the rear garden and one facing the side, both with attractive window seats. There are some original ceiling timbers and a range of base and wall mounted units, an impressive island unit with granite work surface, some built in appliances including a dishwasher, space for an upright fridge/freezer and a Smeg range sitting below the inglenook beam. Just off the breakfast room is the laundry room and boiler room where there is a washing machine and tumble dryer, stainless steel sink and drainer and a sliding barn style door that leads to the boiler room. The rear lobby has access to the secondary staircase whilst back in the hallway is access to the cellar. This has been converted with its barrel like ceiling and is a fantastic TV room, perfect for those cosy nights in or a great retreat for teenagers.









SELLER INSIGHT

“Grange Farm is a unique and stunning property, with a fascinating history. The previous owners Jack and Audrey Newton, brother, and sister, lived in the house for over seventy years, and when Jack died at ninety, with no living relatives, the house came up for auction. Its sale raised much interest as the house had been unchanged during their lifetime: and The Daily Mail reported the sale as, 'The farm that was frozen in time.' Local developers Trio Square are always looking for interesting, character properties to renovate, and Grange Farm was a particularly appealing project.

The developer explains that they worked to meticulous high standards to lovingly bring the farm into the twenty first century and create a modern, chic, sophisticated, and comfortable home, without losing the character and charm of original features. They have achieved their aim, and are proud of the result, within the long established attractive red brick façade.

Grange Farm is a large property and there is a luxury of space that offers high end living at its absolute best. There are two light filled lounges, a huge kitchen fitted for the keen cook, and a splendid principal bedroom, dressing room and en suite on the first floor.

The best features were retained, and the traditional red and black tiled floor in the wide hallway were taken up to clean, and insulation installed before they were replaced. The fireplace, beams, window shutters, staircase and some doors are original. There is an overall Country House feel in all the nooks and crannies.

A particular wow factor is the stunning view from the front of the house which stretches across the rolling countryside for a hundred acres. There is large garden where you can sling a hammock between two trees and relax to savour the tranquillity of the setting.

This will be a hospitable home, carrying on the tradition of Audrey Newton who often had the stars from the Belgrade Theatre in Coventry to stay. Michael Crawford and the Beverley sisters were known to have appreciated the farm.

Ryton on Dunsmore is a friendly village between Rugby, Coventry, and Royal Leamington Spa, and close to the A45 for easy commuting. Village activities centre round the village hall, and there is a primary school. There are shops for everyday needs and two pubs.

Fabulous Grange Farm is waiting to welcome the new owners to make it their own.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









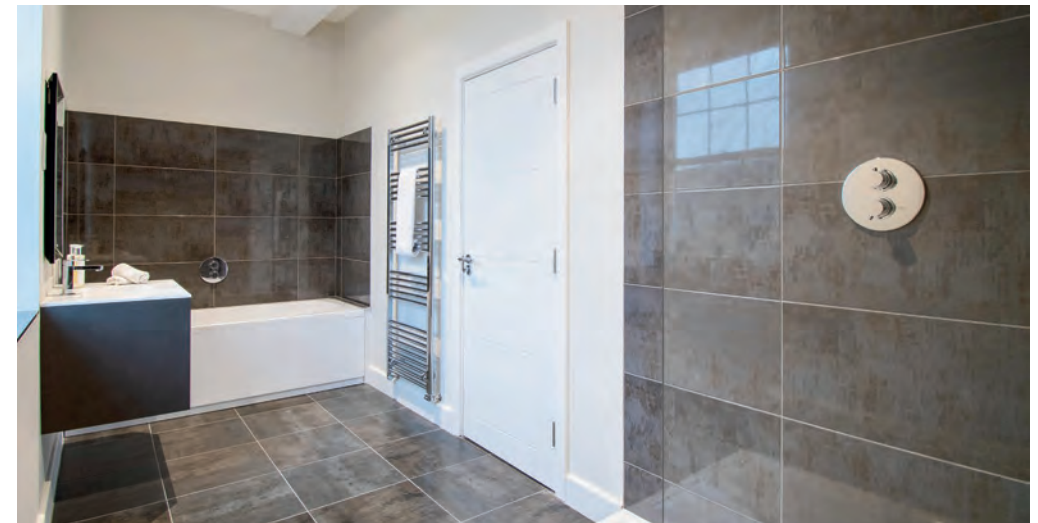
KEY FEATURES

First Floor

The landing offers impressive views across the open farmland and provides access to the large principal bedroom with its own outstanding views and has access to its own large dressing room which has been well appointed with wardrobes and storage. This also has access to the ensuite bathroom which has a walk-in shower, a range of contemporary tiles, high quality Porcelanosa fittings, bath, and a wash basin with built in cabinetry. There is also a window to the rear aspect and a heated chrome towel rail. Along the hallway, there is a clever use of the original space with a small landing and large study which has views of the rear garden, exposed ceiling timbers, a vaulted ceiling and access to the secondary staircase that leads to the second floor. There are two further bedrooms on this floor, including access to the beautifully appointed family bathroom. Bedroom three has its own ensuite shower room whilst bedroom two has access to the family bathroom and delightful views to the front.

Second Floor

The landing has access to the remaining roof void and ample natural light provided by two Velux roof windows and access to the further four bedrooms. The double bedrooms have a feeling of independence and self-containment and pleasantly presented as a gym, second floor TV room and two impressive double bedrooms, one with a contemporary ensuite shower room and dressing room whilst the other bedroom has full advantage of period details including the exposed ceiling timbers and brickwork and the ensuite shower room offers an impressive window into the past with exposed ceiling timbers, walk in shower and contemporary fittings.











Outside

The house sits on approximately a third of an acre plot and has a private rear garden with granite seating area, whilst the fore gardens take full advantage of the fine views to the east, with a post and rail fence on the boundary. There is an Oak framed double car port and buff stone gravel driveway with off road parking for further vehicles. When the development is complete there will be a driveway servicing the remaining barn conversions.



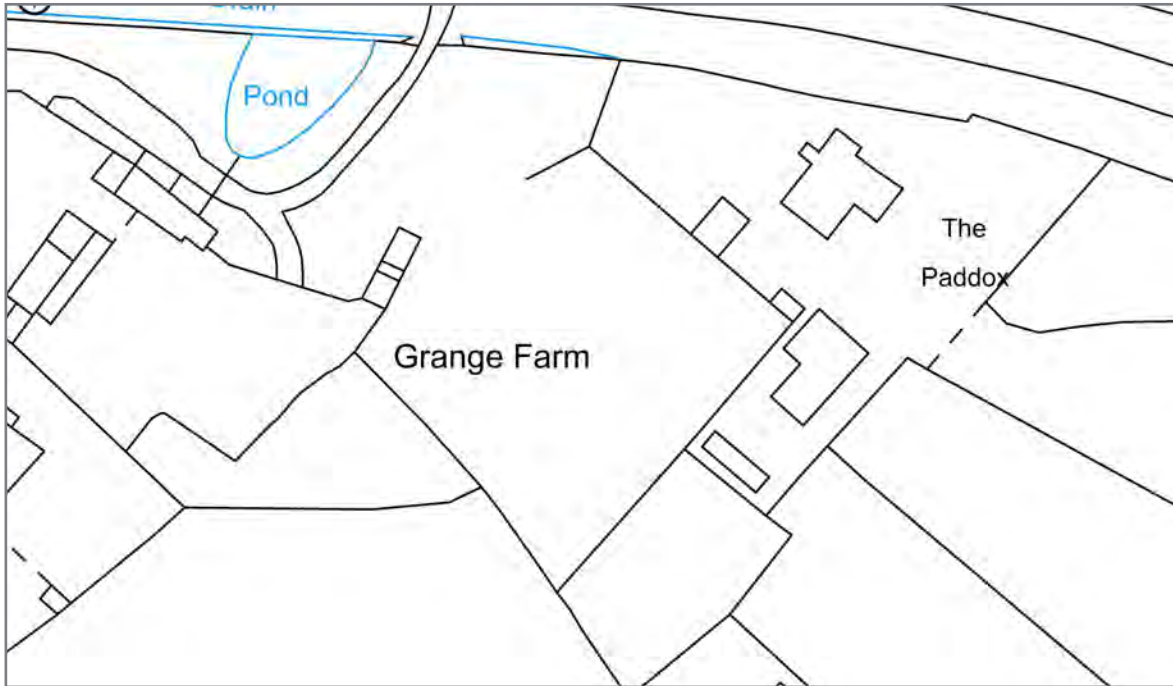




LOCATION

Ryton village offers several local amenities including a village hall, church, two public houses, convenience store and a hairdressers. Nearby you can visit Ryton Gardens, the UK's leading organic growing charity which is situated on a 10-acre site where you can walk around the gardens, have lunch in the award-winning café or visit the shop which has a great selection of plants, gardening essentials, organic food, wine, and groceries. The village has a primary school and a further range of schools can be found in the neighbouring towns of Rugby, Leamington and the city of Coventry. The property is ideally placed for access to major road networks including the A45, M69 and M6. A high-speed train service to London Euston is available from Coventry and Rugby which takes just under 50 minutes.





INFORMATION

Further Land Available

The surrounding land offers approximately 4 acres (TBC) of paddocks which will be offered for sale by separate negotiation.

Services

Air Source Heat Pump- central heating, private drainage, broadband and electricity are connected.

Rugby Borough Council

Council Tax Band TBC

Viewing Arrangements

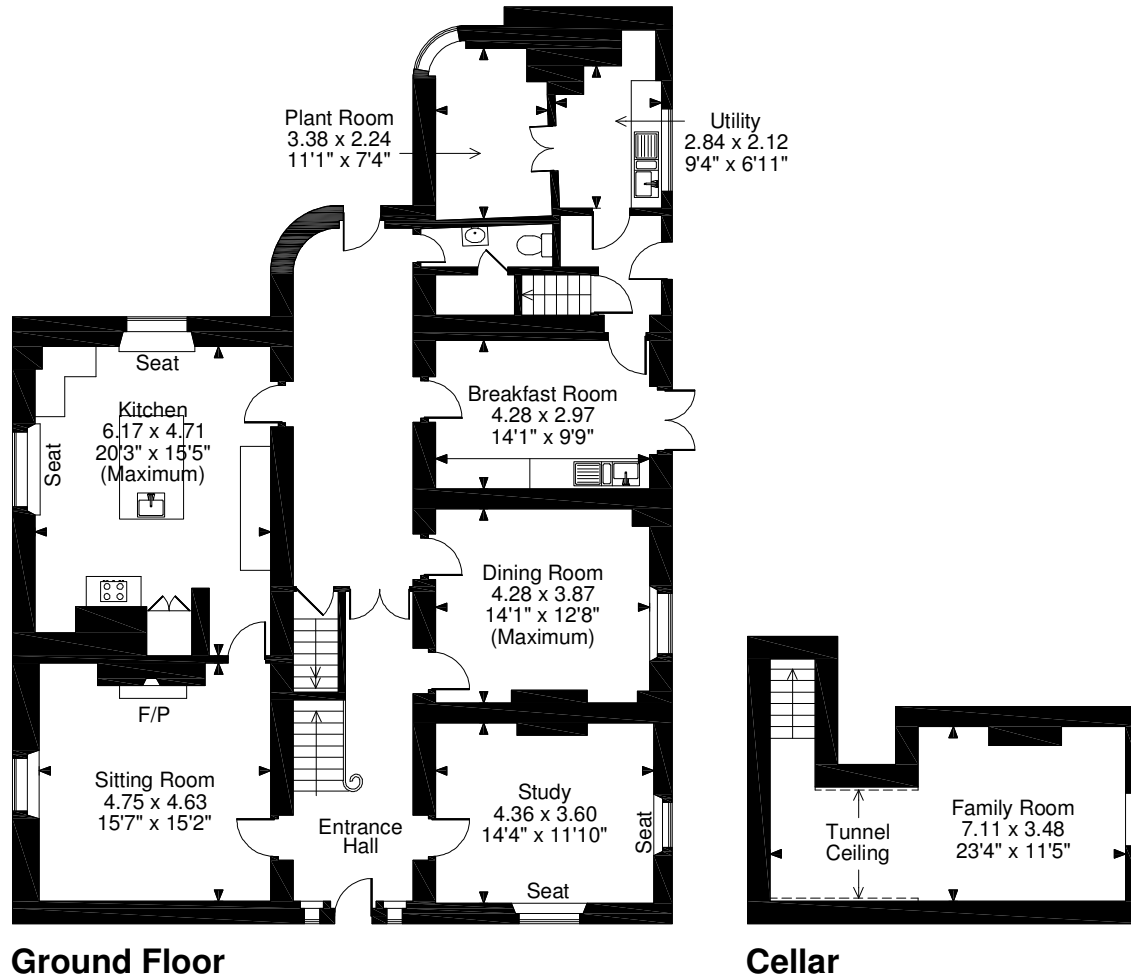
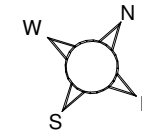
Strictly by the vendors sole agent Sam Funnell – Branch Partner on 07714 515484 or (01788) 820037.

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm



Grange Farm, London Road, Ryton on Dunsmore, Coventry
Approximate Gross Internal Area
2060 Sq Ft/191 Sq M



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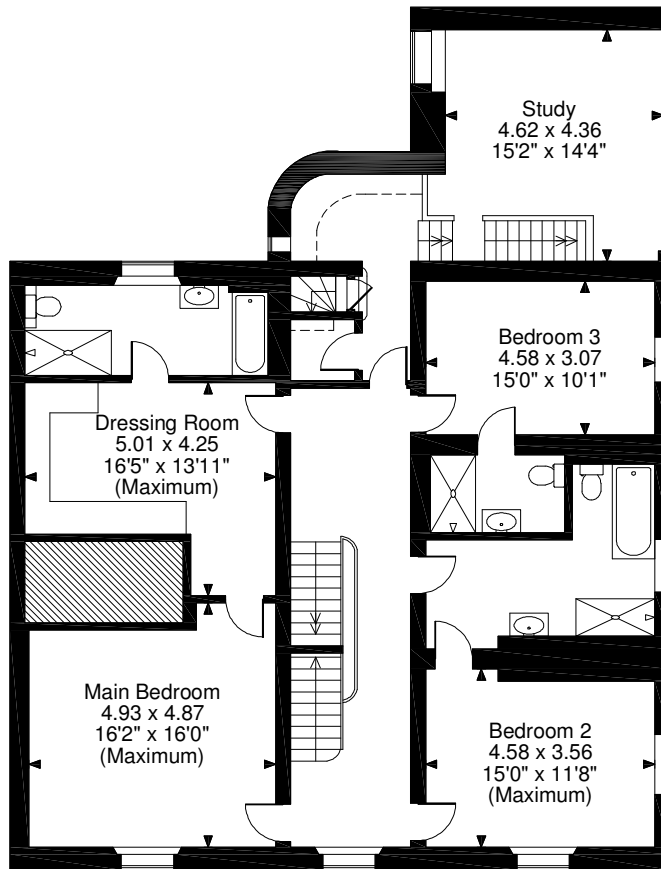
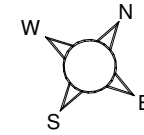
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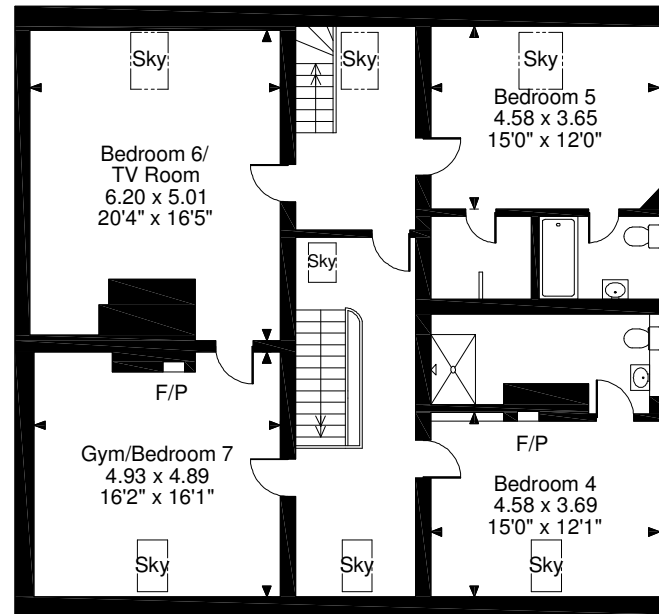
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EPC Pending

Grange Farm, London Road, Ryton on Dunsmore, Coventry
Approximate Gross Internal Area
3295 Sq Ft/306 Sq M



First Floor



Second Floor

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