



Carlton House
Brinklow | Rugby | Warwickshire | CV23 0LJ

CARLTON HOUSE



This is a stunning, character property with over 2500 sqft of living accommodation, set over four floors. It has three reception rooms and five/six double bedrooms. It is full of character, charm, and all set in a very sought-after village in Warwickshire.



KEY FEATURES

Ground Floor

You enter the property through the main front door which leads to the impressive entrance hall. It has beautiful flagstone flooring; the staircase leads to the first floor, and it has three doors leading off to the reception rooms. The doors have decorative architrave. To the left you enter the sitting room, and you immediately get the feeling of space with the high ceiling and stunning decorative coving. It has an impressive open fire with marble surround and stone hearth. To the front you have a sash window and below a wall mounted radiator. The Music room, "reception two", is across the hallway and once again has a sash window to the front, wall mounted radiator and a feature fireplace.

The Family room has two sash windows overlooking the side patio area. This room has a built-in log burner, flag stone hearth and brick surround. To the rear of this room is the door leading to the breakfast/kitchen. The kitchen is a mixture of modern and traditional work tops and fittings with a granite topped island, solid wood work surfaces and a double Belfast sink. It has a tiled floor and two windows looking out over the patio area. There is space for an eight-seater dining table and there is access to the sixth bedroom, currently used as a dressing room, via a cast iron spiral staircase.





SELLER INSIGHT

“When we first saw Carlton House 20 years ago, we just knew we’d found our family home, even though it hadn’t been lived in for several years and was in need of lots of love and attention,” say the current owners of this stunningly presented property at 13 Lutterworth Road. “With its distinctive blue brick facade, Carlton House is well known in the area, and we love the sense of history embodied in the house. Built in 1837 as a home for the local canal master, the blue bricks were sourced from a dismantled canal bridge, and a tributary of the Oxford canal used to run along the south of the property.”

Since moving in, the owners have made extensive improvements to the property. “Gradually, we set about renovating and restoring the property,” they say, “over the years replacing all the windows, almost all the floorboards and plasterwork, installing a new central heating system and electrics, as well as bathroom and shower rooms once or twice along the way too! One of the most recent and major works was in 2018, when Dampco transformed the basement into a lovely laundry room and studio. The kitchen—which is the hub of our home and our favourite place to be—was handmade for us by local joiner, Gary Nichols, and has been venue for countless family events and parties.”

“Our children were toddlers when we moved in and, just like most homes, it has evolved and changed to suit the needs of our growing family,” the owners continue. “The far garden that we inherited was overgrown and untended, but soon became an area for a swing, slide and Wendy house, with trees and shrubs to play hide and seek in. Once these toys were outgrown, we used the area to grow some of our own fruit and vegetables and also to enjoy eating together, or lounging and reading and enjoying views of the fields in a shady spot looking towards the church. We especially enjoy the courtyard garden, just outside the kitchen. It catches the morning sun and is the ideal spot to have a coffee and gather one’s thoughts for the day.”

Brinklow itself has much to offer, too. “Having grown up nearby, the village was one of our childhood haunts” say the owners, “so the area holds many special memories for us, as well as being convenient for work. Brinklow is a friendly and community spirited village with an active social calendar including the annual Christmas and summer scarecrow festivals. There are three busy pubs; a fish and chip shop and Chinese takeaway; a thriving village shop and post office; and Pumpkin’s Delicatessen offering delicious freshly made food—a great place to stop for breakfast, coffee or lunch or grab a sandwich to go! Revel GP surgery has an on-site pharmacy and a friendly team, and the patient group is also very active and involved in supporting the work of the surgery. Opposite the surgery are the playing fields with tennis courts and play area. Often busy with youth team football training and matches, this is a great place for everyone, of every age! Brinklow itself has Ofsted registered outstanding childminders, a day nursery, playgroup, preschool and primary school. There are excellent options for state, grammar and private primary and secondary schooling within easy reach in Rugby, Coventry, Princes Risborough, Leamington and Warwick.”

“A medieval village with a rich heritage of thatched and timber framed dwellings dating from the 1600s through to modern times, as well as a beautiful church, its own Roman Motte and Bailey, and miles of footpaths from the door, Brinklow is a perfect rural idyll,” the owners continue, “yet lies within 15 minutes’ drive of Rugby and Coventry mainline stations offering access to London in 50 minutes, or Birmingham in 20. Access is easy to the M6 and M69 motorways, each linking with the M1, with Royal Leamington Spa and Warwick a 25-minute drive away, and Banbury and Stratford upon Avon within 45 minutes.”

“We have created many happy memories and have loved living in our home—it’s a great house and in many ways, we wish we could pick it up and take it with us. But Carlton House belongs in Brinklow, being part of the story of the village, and we hope it will become a place of joy and fun for another generation and evolve again to become their new story.”

*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

Rising to the first floor, to the right is a modern family shower room, which has a window to the rear, low level WC, pedestal hand basin, chrome towel rail and a double shower. The principal bedroom has a window to the rear of the property and wall mounted radiator. The ensuite is a four piece with a claw foot, roll top bath, double shower, low level WC and a pedestal hand basin. A second door leading from the ensuite takes you to the dressing room or sixth bedroom, which has window to the side, lots of hanging space and a wall mounted radiator. Bedrooms two and four are to the front of the property with windows overlooking the front garden and both have wall mounted radiators.

Second Floor

This has the third bedroom with window to the rear, wall mounted radiator and has freestanding ladder which takes you to a great space with a vaulted ceiling, which could be used for office, study or play area.

Basement

The basement has been converted to a great space which has a beautifully appointed laundry room, with twin Belfast sinks, hanging space, plumbing for washing machine and tumble dryer. It also has a wall mounted radiator and window which, although below ground level, lets in great natural light. Opposite the laundry room is Bedroom five or what could easily be used as a home office, again with natural light from the window and a wall mounted radiator.













KEY FEATURES

Garage/workshops

Here we have great potential if you need further accommodation. We have a single garage with room above and next to it a further workshop that is over nine metres in length which could be used for numerous options, subject to planning.

Outside

The front garden is in full bloom with pathway leading to the front door predominantly laid to lawn to the left and the right surrounded by various herbs, shrubs and trees. To the side of the property there is access via a five-bar wooden gate to the gravelled off-road parking and the workshops. There is also a patio seating area to the side/rear. Moving further to the rear of the property is a pathway that leads to another garden area; once again it is filled with flowers, plants, and numerous different trees. The rear of the garden has views across open countryside.



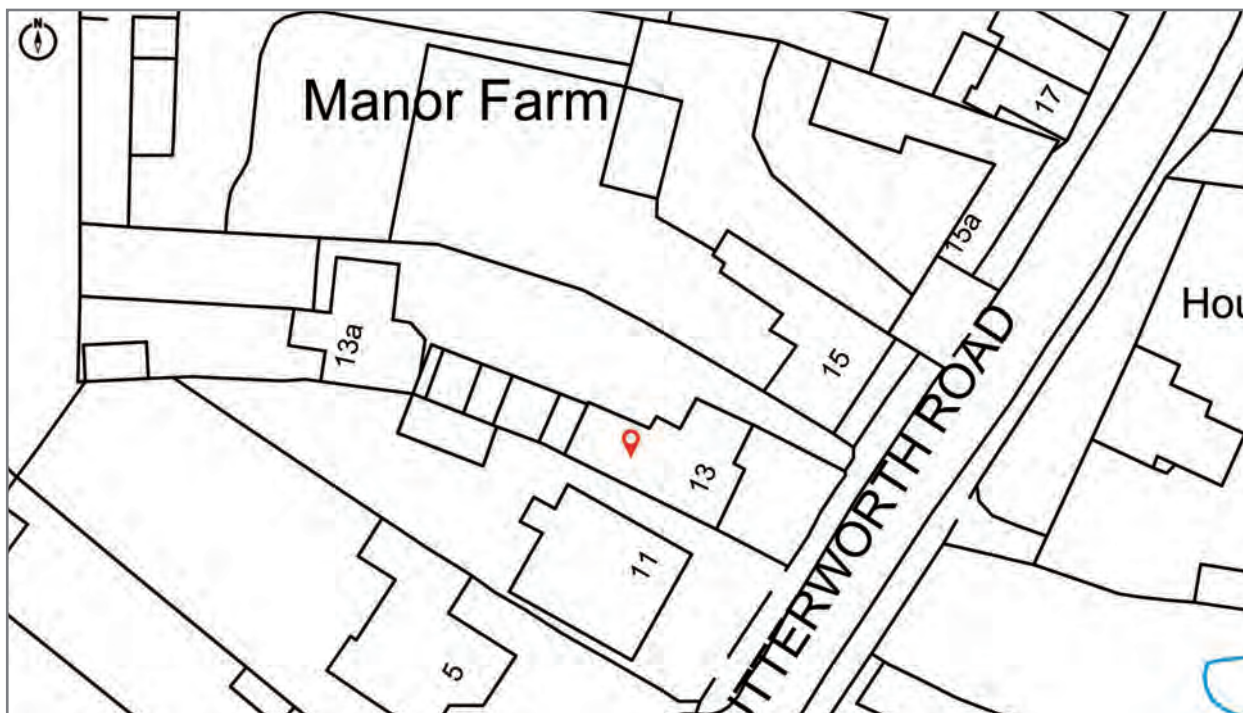




LOCATION

Brinklow is an extremely popular village with a population of just over 1,000 people situated between Coventry and Rugby on the Fosse Way, the famous old Roman road. The village has a variety of local shops and amenities including a Primary School, three churches and several thriving pubs all set in the most lovely rural setting). The village itself is very accessible with; Coventry city centre (7.4m, 17 minutes) away, Rugby town centre (6.7m 14 minutes) M6 junction 1 (7 miles, 14 minutes) University Hospital at Walsgrave (5.3m, 13 minutes).(All times and distances are approximate) The village is also serviced by regular buses to both Rugby and Coventry.





INFORMATION

Services

Mains gas, mains water, electricity and broadband are connected

Local Authority

Rugby Borough Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01788) 820062.

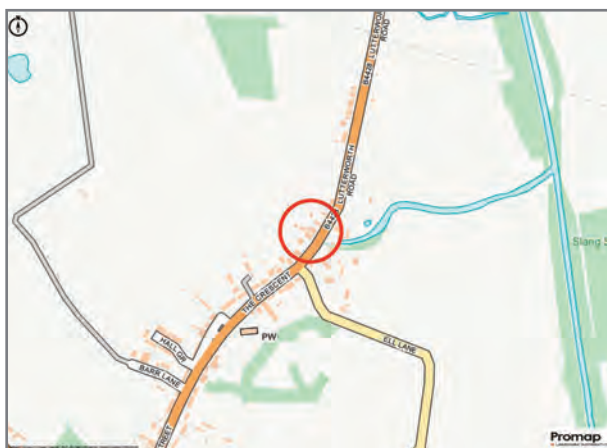
Opening Hours

Monday to Friday

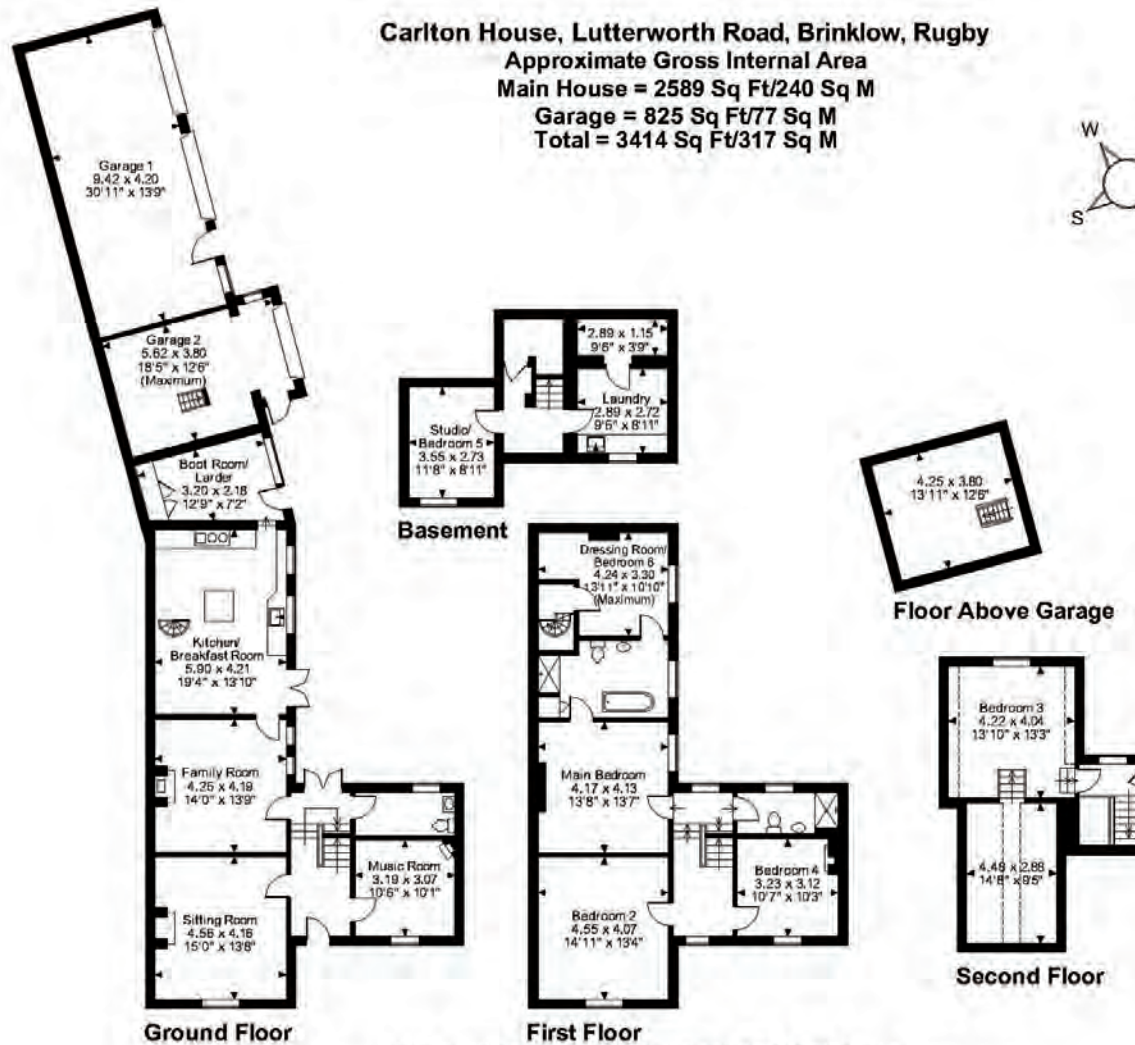
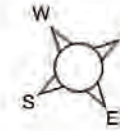
9.00 am - 5.30 pm

Saturday

9.00 am - 4.30 pm



Carlton House, Lutterworth Road, Brinklow, Rugby
Approximate Gross Internal Area
Main House = 2589 Sq Ft/240 Sq M
Garage = 825 Sq Ft/77 Sq M
Total = 3414 Sq Ft/317 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 - 100	A		
81 - 91	B		
69 - 80	C		
55 - 68	D		
49 - 64	E		
31 - 48	F		
1 - 30	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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