



Gorse House & Gorse Cottage
Ashlawn Road | Rugby | Warwickshire | CV22 5QE

GORSE HOUSE & GORSE COTTAGE



A superb family home with stunning views to the south, separate cottage and equestrian facilities all tucked away down a private gated 80m driveway.



KEY FEATURES

Gorse House is a spacious five bedroom brick built property with a detached two bedroom cottage in the grounds. The main house is believed to date from the mid 19th Century and the property was virtually doubled in size in the mid 1980's, with a more recent extension creating a superb principal bedroom suite.

The property occupies an enviable position in the south of Rugby with incredible views to a southerly aspect, with around 3 acres of land, predominantly paddock and some excellent equine facilities including 2 loose boxes and a tack room and a 40m x 20m arena.

The ground floor has a welcoming hallway with access to all the principal reception rooms, including the spacious sitting room with its access to the south facing gardens. The key rooms all overlook the garden, with the dining room, recently modernised kitchen/breakfast room, the conservatory and gym all affording views of the rear. The kitchen has been fitted with a range of cream modern units, complimented by granite worksurfaces and an island unit that is the hub of the home. The gym was formerly an indoor pool, but a hatch and steps now lead to a cool wine cellar. The northern wing of the house has a study, library, TV room and a cloakroom and utility room.

There are two convenient staircases that lead to the first floor with bedrooms four and five overlooking the frontage, both served by a shower room. The three remaining bedrooms all share outstanding rear views with bedroom three served by an additional family bathroom. Bedroom two was formerly the main bedroom and is well appointed with an en-suite and dressing room. The new main bedroom suite has a delightful outlook to the rear with a private balcony taking in views of your own land and beyond. The room has a vaulted ceiling and a dressing room, together with an en-suite shower room.





SELLER INSIGHT

“It was the views to the rear of the property which first caught our attention,” say the current owners. “Gorse House enjoys probably one of the best views in Rugby, stretching over the Rainsbrook Valley as far as the Hellidon Tower, over 10 miles away. The other aspect we were searching for was space on which to keep a horse or two, so the private and enclosed field at the back of the property was just perfect.”

Since moving in, the owners have made extensive improvements to the property. “Every room has been decorated at least once; the cottage has been turned into a two bedroom private dwelling with a high standard; and the house has been extended to provide the new master bedroom suite and an enlarged lounge,” they say. “At the same time, the entrance to the house was reoriented to create a larger and brighter space and the staircase itself was renewed. We have added a carport in the courtyard and a rooftop terrace for the cottage over the courtyard garage. Internally, the kitchen and dining room have been merged together to create a central hub for the house and the extremely large conservatory was sectioned off to create an alfresco dining room, as well as leaving a good size conservatory which spans the back of the house. Outside, a large decking area for outdoor dining/barbecues and a hot tub were added, as well as the garden being completely revamped. There was the addition of the stable block, laying a gravel vehicle width access by the west side of the house to the stables, and the 20 x 40 metre arena in the field.”

Having truly made the property their own, the owners have loved living in it and sharing it with family and friends. “Our favourite room would have to be the master bedroom,” they say, “not just because of the vaulted ceiling and the size, but because when you throw the curtains open in the morning you have the most fantastic view, and it changes every day. Downstairs, the wood fire in the lounge during the winter provides a very special atmosphere, especially around Christmas time. In summer, sitting in the hot tub early in the morning and late at night watching the sun come up and go down over the back fields is such a delight. Meanwhile, the flexibility the house offers has enabled the family and guests to have some extraordinary sociable times. Having been here for 20 years, we have too many special memories to list here, but amongst them are relaxing with family and friends outdoors in the summer; warm winter afternoons and evenings in front of the fire; but also events which became traditions such as the local stables bringing their Boxing Day ride around for mulled wine and finger food while carols played in the courtyard – having more than 15 horses stood in the courtyard is very evocative of how this property would have been used in years gone by.”

Outside, the gardens serve as an extension of the indoor living accommodation. “The rear garden, orchard and field are south facing and catch the sun all day long,” the owners say. “The patio which spans the back of the house has a sundial on it which is remarkably good at telling the time and sits in a central feature sun circle. The patio joins onto the decking which is great for all day and evening dining and sitting, whilst behind the house is a path with some ornamental bushes and plants which provides access to the front via the east side. The front garden, which borders onto Ashlawn Road, is a mixture of very mature trees and shrubs with some beautiful rhododendrons. We have tried to keep it reasonably wild whilst attractive as a usable garden space.”*

*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.













Gorse Cottage

As you enter the parking areas Gorse Cottage is situated on the left, a charming Victorian building that works brilliantly to cater for guests, an additional family member or, like the present owners do, a useful rental income. The accommodation has an open plan feel downstairs with a kitchen and living space, whilst the first floor has 2 double bedrooms and a shower room. From one of the rooms there is access provided to a large private sun terrace above some of the garaging with a spiral staircase leading back to the courtyard.









Parking & Garaging

The private gated driveway meanders past the fore gardens past a useful barn, offering excellent storage and then leads to a large courtyard with gated access to the fields and gardens. There is a double garage beneath the sun terrace, a single garage, next to a further carport that can house two more vehicles.

Gardens

There are some significant fore gardens adjacent to the driveway, filled with mature trees and seasonal foliage sheltering the house from the road. The driveway extends beyond 80 metres before it arrives at the courtyard. The rear gardens enjoy south facing views across the paddock and countryside and are laid mainly to lawn with a variety of raised seating areas including decking and paved terraces that are designed to follow the sun from east to west during the course of the day.

Paddock, Arena & Stables

Adjacent to the arena is a small productive orchard with a variety of fruit trees. The arena is perfectly designed for Dressage with mirrored training facilities and post and rail fencing and a high quality rubber shredding and sand surface. From the main house there is a level driveway leading to the stable block with two 12ft x 12ft timber stables, tack room and a 24ft x 12ft barn currently used as a hay barn but could also be used as a foaling pen. The yard is fully self-contained from the garden and has a concrete courtyard as well as light, water and power connected. From here there is direct access to the paddock-land. The paddock land, arena and orchard measure approximately 1.79 acres. The total plot is 3.068 acres.







“The location of the property has much to recommend it, too. “This is probably one of the greatest benefits to living at Gorse House,” the owners say. “Despite being in the country and enjoying the fantastic views, you can walk a mile to Sainsbury’s or into Rugby town for shopping and excellent schooling, from which our sons benefitted greatly. We are just 10 minutes from Rugby mainline station with access to London, Birmingham, Manchester and Glasgow. It was always great to know that for us, getting into London to meet business colleagues and friends took less time than them travelling from the outskirts of London or from the traditional commuter belt. And of course, if travelling by car, you are 10 minutes from Junction 1 of the M6 or Junction 18 of the M1. This has been the perfect location for a career which required travelling nationally and internationally.”



LOCATION

Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants and pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall and Draycote Water. With a range of excellent schools, Rugby is ideally placed for a well-rounded education. Equally so for transport too, thanks to its convenient motorway links and speedy rail services to Birmingham, Leicester and London Euston in around 50 minutes. Situated on the northern edge of Rugby, this location combines the relaxation of a semi-rural retreat by the River Avon, with plenty of amenities close by including a new retail park at hand and the Warwickshire countryside beyond.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa, Warwick, Stratford upon Avon, Kenilworth, Henley-in-Arden and Rugby to name a few. The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km², it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.





INFORMATION

Services

Mains gas, mains water and broadband are connected.
Drainage is via septic tank.

Local Authority

Rugby Borough Council
Gorse House - Council Tax Band G
Gorse Cottage – Council Tax Band B

Viewing Arrangements

With the sellers sole agent – Sam Funnell – Branch Partner 07714515484 & Claire Heritage 07894561313



Gorse House , Gorse Cottage, Ashlawn Road, Rugby

Approximate Gross Internal Area

Main House = 3815 Sq Ft/354 Sq M

Garages, Carport & Workshop = 1112 Sq Ft/103 Sq M

Cottage = 557 Sq Ft/52 Sq M

Stables/Wood Shed = 1145 Sq Ft/106 Sq M

Rooftop terrace external area = 606 Sq Ft/56 Sq M

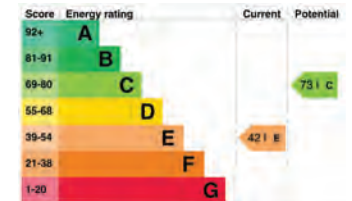


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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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We value the little things that make a home



SAM FUNNELL

BRANCH PARTNER

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.

THE FINE & COUNTRY
FOUNDATION

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