



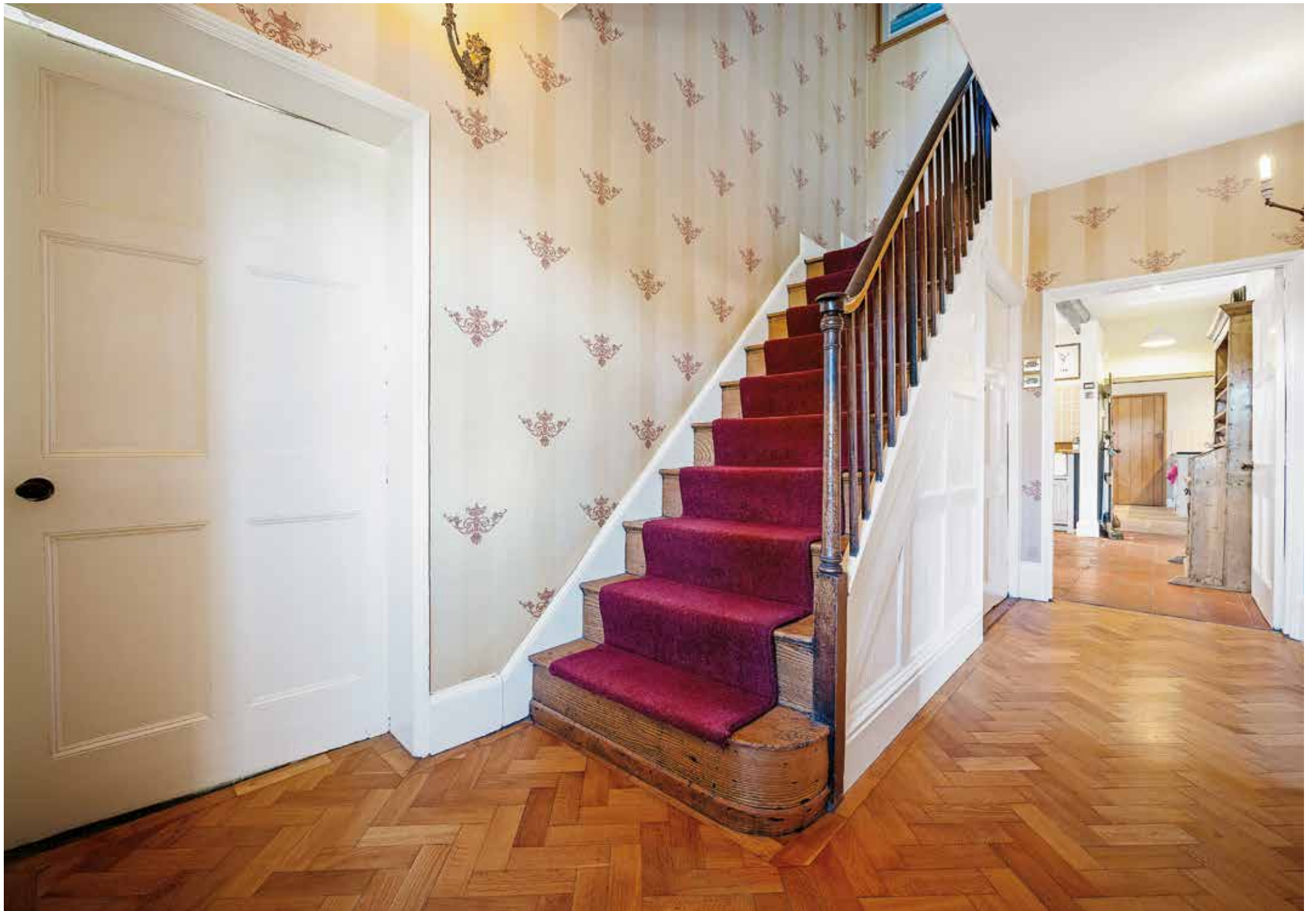
Fir Tree House
13 School Street | Church Lawford | Rugby | Warwickshire | CV23 9EE

FINE & COUNTRY

FIR TREE HOUSE



An imposing three storey period building with a superb oak framed extension in the heart of this popular Warwickshire village.



KEY FEATURES

Fir Tree House was originally constructed as a Regency farmhouse in 1816, in the heart of Church Lawford in Warwickshire. The property is unlisted, providing the current owners the opportunity to create a wonderful family home, that incorporates many of the building's original features, but with a sympathetic, contemporary oak, framed garden room, providing a wonderful feature to a house that has 3489 ft.² of accommodation. The property occupies a privileged position overlooking the village green and offers three storeys of accommodation with six bedrooms and two bathrooms, including a principal bedroom suite with ensuite and dressing room, shower room. On the ground floor there is a drawing room, snug, hobby room/playroom, a gorgeous farmhouse style kitchen with aga, rear office, laundry room, pantry and cloakroom. The stunning oak framed garden room which was constructed by our current vendors provides an outstanding area to relax and enjoy the garden with its underfloor heating and bifold doors. It provides access to both the terrace and a southerly facing garden. There is ample parking and a garage (with planning permission granted for a modern and enlarged replacement)

Ground Floor

The entrance hall has a herringbone timber floor and an original staircase leading to the first floor, an understairs door provides access to a useful cellar, whilst other doors lead to the hobby room/playroom. The drawing room is situated at the front of the house, with a log burner, exposed chimney breast and attractive small pane dual aspect windows overlooking the fore gardens. The hallway continues to the large kitchen where there is an aga set within the original inglenook fireplace and expose ceiling timbers and original quarry tiled floor, with access to the secondary staircase and garden room. A cosy snug is at the rear of the house with views of the rear courtyard and exposed ceiling timbers. The laundry room which has been re-constructed by a present owner with underfloor heating and access via latched doors to an office, cloakroom, boiler room and pantry.





SELLER INSIGHT

“ Built c1816, this beautiful six-bedroom Regency home occupies a coveted location directly opposite the village green in the heart of the charming village of Church Lawford. “We knew we’d be moving to the area almost two years before we purchased this house, and therefore we’d been looking at a number of villages in order to narrow down our property search.” says Louise. “The first time we visited Church Lawford, we drove down Green Lane, discovered it was a dead end and as we turned back, there before us was Fir Tree House. I turned to Philip and said, ‘Wouldn’t it be lovely to live in a house like that?’ Fast forward a year and to our absolute delight we discovered the house was on the market. The rest, as they say...”

“It was the look of the house that really grabbed us; it’s absolutely beautiful,” says Philip. “However, internally it was in a bit of a sorry state when we moved here twenty-one years ago. The top floor was almost completely derelict and the rest of the interior needed an awful lot of TLC so we ended up having to strip it right back. During the renovation process our aim was to transform it into a really comfortable family home, but we also wanted to preserve as many of its original features as possible, some of which we uncovered during that renovation process. All in all I’d say we struck a really good balance between the old and the new; the house retains every bit of its original character and charm, but at the same time it’s wonderfully conducive to modern family life and to entertaining.”

“The garden is another lovely feature,” continues Louise. “It wraps around the house and it’s completely walled so we’ve always enjoyed a superb degree of privacy. We have a large south-facing lawned area, a little vegetable garden and there are lots of lovely places where we can just sit out and relax.” “It was a great space for the children when they were young,” adds Philip, “and it’s also a lovely place to entertain friends and family during the warmer months.”

“Some years ago we added a gorgeous garden room, which flows off both the kitchen and the front reception room, and that’s definitely one of our favourite rooms. It’s really light and bright, and it allows us to feel immersed in the garden, whatever the weather.”

“The village is a lovely place with a very strong sense of community, and during our time here we’ve made some great friends. The village hall is a hive of activity, as is the church so there are lots of events throughout the year. We’ve also enjoyed the rural aspect of our surroundings. We can step out of our front door and go for lovely long country walks.”

“The top floor of the house was a great space for the children when they were growing up. It was their part of the house where they could hang out with their friends and make as much noise as they wanted without disturbing us.”

“The house has been the most amazing family home, but it’s far too big for just the two of us and it’s crying out for a new family to fill it,” says Phillip. “We’ll be sad to leave, and there’s lots that we’ll miss,” adds Louise. “However, most of all it will be our wonderful friends and neighbours.”*

* 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.









First Floor & Second Floor

The first-floor landing has a small pane window overlooking the village green access to 3 bedrooms and the family bathroom. The principal bedroom suite has the original elm floorboards, a dual aspect and a cast-iron feature fireplace. A door leads to well-equipped dressing room with a variety of built-in cabinetry for useful storage, access is provided to the refitted ensuite shower room with walk-in shower, wash basin, and low-level WC. At the rear of the first floor there is a linen store and access to a heritage style bathroom suite with high-level WC, pedestal wash handbasin, freestanding roll top bath with claw feet and a corner shower cubicle. Bedroom three is currently in use as a convenient study and has the original exposed floorboards and just outside of the room is the secondary 'servant staircase' that leads to the farmhouse kitchen. Bedroom two is another double room which has views to the front as well as cast iron fireplace, whilst the second floor has access to loft space and three further double bedrooms, perfect for a growing family. Bedroom four is at the rear of the house currently in use as a second floor sitting room, a perfect retreat for the children. Neighbouring this is bedroom five which has views to the front and side whilst bedroom six has delightful views over the rest of the village including the local church and the open fields beyond. On the landing there is a door leading to a convenient WC.













Front Garden, Garage & Parking

Fir Tree House has a well-stocked walled fore garden with pea gravel pathway, leading to the attractive entrance porch. The driveway provides parking for four vehicles and access to a detached garage which currently has valid planning commission until September 2024 for the construction of a new, larger garage in its place, under the planning reference R21/0666.

There is a small rear yard with greenhouse and seating area and entrance to the rear laundry room.

Rear Garden

The southerly facing rear walled garden has a raised terraced lawn, with an attractive retaining wall, constructed with railway sleepers and an established magnolia tree. There is a large patio area just off the garden room and gated access to the rear garden from the front and a pathway that leads around the garden room. At the top end of the garden there are raised flower beds, a seating area and a potting shed.







LOCATION

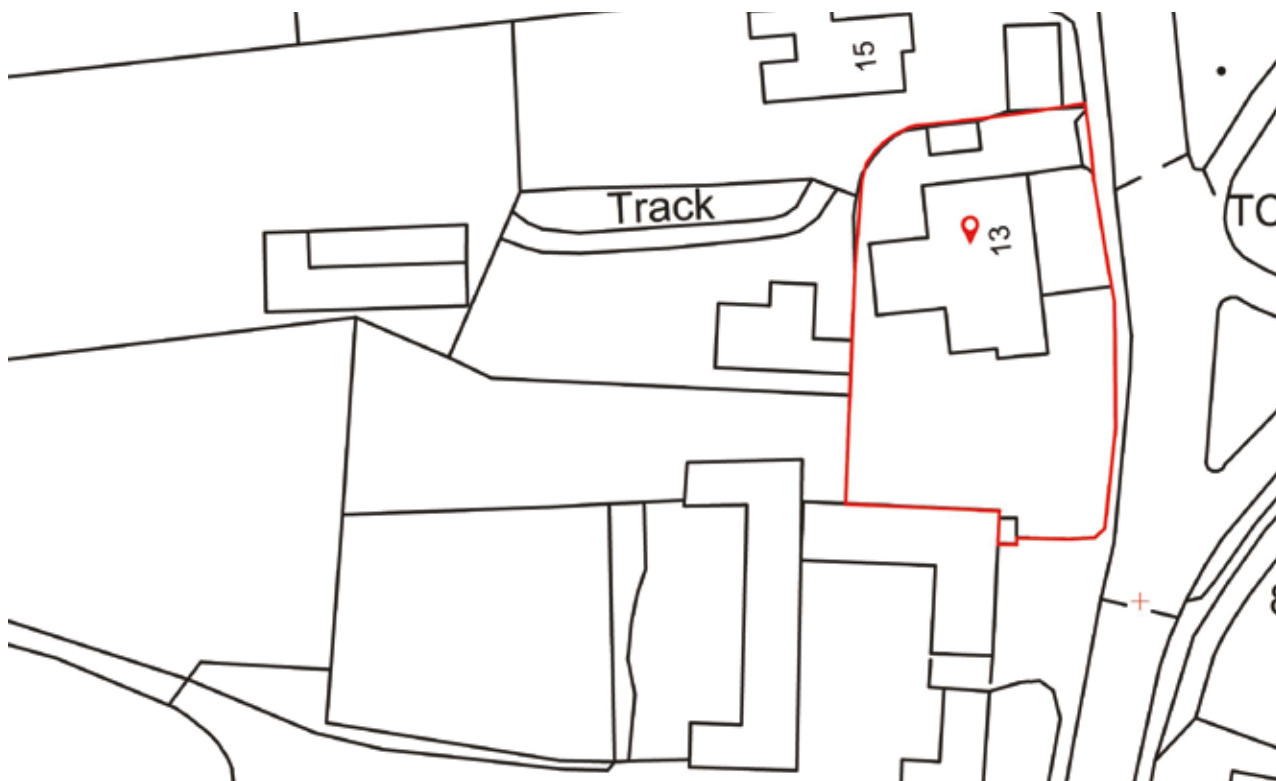
Church Lawford is a small village located in the Rugby district of Warwickshire, England. It is situated about 5 miles east of Rugby town centre and is part of the civil parish of Lawford. The village is nestled in the picturesque Warwickshire countryside and is surrounded by farmland.

While Church Lawford is relatively small, it has a rich history, and there are several points of interest in and around the village. The name "Church Lawford" suggests the presence of a church, and indeed, the village is home to the Church of St. Peter, which is a medieval parish church. This church, like many others in the region, often reflects the architectural styles and historical periods of its various additions and renovations.

The village itself is likely to have evolved around the church, with agricultural activities playing a significant role in its development over the centuries. Warwickshire has a long and varied history, with evidence of human habitation dating back to prehistoric times.

The village plays host to a thriving village hall and local pub, The Old Smithy, along with a play park and field.





INFORMATION

Services

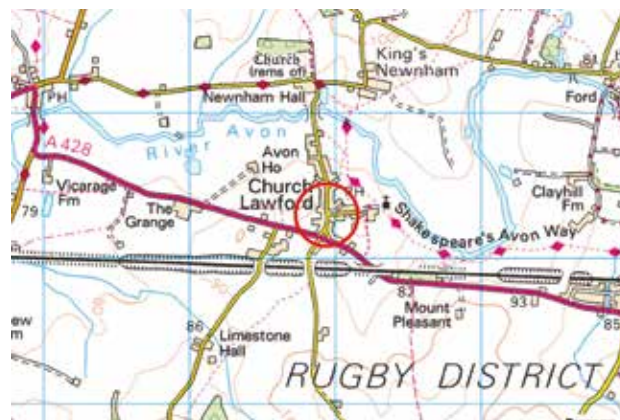
Mains water, electricity, gas, mains drainage and broadband.

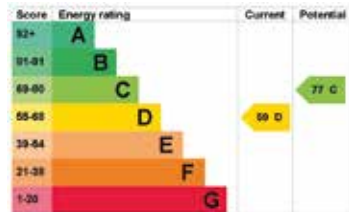
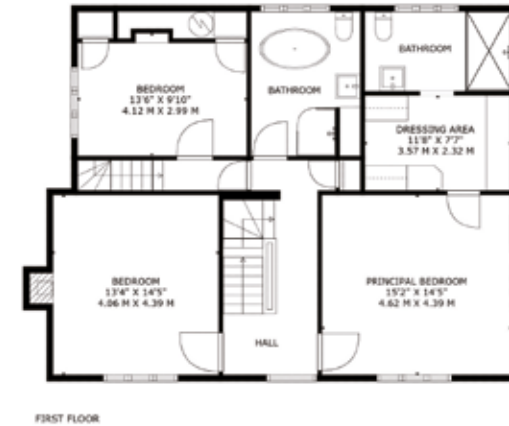
Local Authority

Rugby Borough Council.
Telephone (01788) 533533.
Council tax band 'F'.

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell (07714 515484) and Claire Heritage (07894 561313).





GROSS INTERNAL AREA : 3489 sq ft, 325 m2
 ADDITIONAL AREAS TOTAL: 606 sq ft, 57 m2

OVERALL TOTALS: 4095 sq ft, 382 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



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.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby
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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.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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