



The Haven  
2 Essen Lane | Kilsby | Warwickshire | CV23 8XQ

# THE HAVEN



*A beautiful, detached Grade II Listed property situated in the village of Kilsby which has a community shop, 2 pubs, primary and preschool, and easy access to London where trains from nearby Rugby convey commuters into London Euston in less than an hour.*



# KEY FEATURES

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Welcome to The Haven - Where Comfort Meets Charm

The Haven dates from the 1650s, and as you would expect from a property of this era, is full of character. Having been updated and beautifully maintained, it now offers all the needs for modern living with 2 ensuites, an open plan kitchen/dining, sitting room, separate snug and the all-important home office. Outside there is an enclosed spacious mature garden with a separate self-contained 1-bedroom annexe which has been used as a successful Airbnb providing an additional income. There is also off road parking set behind electric gates.

## Ground Floor

The sitting room has an impressive inglenook fireplace with a stylish log burner and exposed brickwork. Two picture windows with attractive window seats, front and rear provide lovely views into the garden and onto the lane. The charming snug/family room has a paned window with shutters to the side aspect and window seat and a beautiful original Georgian corner cabinet having inset lighting. From the sitting room a small step leads down to the third reception room that is currently being used as a home office. There are two windows both with views into the garden, original exposed timber framework and ceiling beams.

The attractive kitchen/dining room is set on two levels. The kitchen area has a large four-oven Aga, granite work surfaces and a variety of hand-built and hand painted units. There is an integrated Neff dishwasher and quality Karndean flooring. A paned window with large windowsill for the indoor plants looks onto the lane. The dining area has a picture window that overlooks the rear garden, a variety of exposed beams, LED ceiling lights with space for a large dining table. There is a door that leads to the courtyard, parking, gardens and utility/boot room.

















# SELLER INSIGHT

“When we began our property search back in 2016 I have to say that our wish list was really quite extensive,” says the owner. “We were relocating back from New Zealand and we knew we wanted to find a new home in the Rugby area, somewhere with a strong sense of community, preferably within walking distance of a nice pub, and we wanted the house itself to have a real sense of character. Here at The Haven we found all of those things, and so much more.” “We believe the property started life c1650, it was a farmhouse, but it was enlarged in the 18th century and then transformed into this lovely family home. Prior to us purchasing it, it had been beautifully renovated to a really high standard so it was ready for us to simply move in, drop our stuff and enjoy living here – another huge selling point! The previous owners really did do a splendid job, restoring and enhancing all of the lovely period features, while at the same time integrating all of the mod cons we all want and indeed need these days. We had the thatch re-ridged in 2017, but apart from that it’s just been a case of keeping the whole house beautifully maintained.”

“One of the standout features of the property has to be the garden, which extends to around a third of an acre and is absolutely stunning. It’s quite ancient in terms of the planting so wonderfully mature and a real picture all year round. It’s made up of three sections, or ‘rooms’, including a scented rose garden, a large patio area for relaxing and entertaining, and then the main part which is mainly laid to lawn and peppered with very productive fruit trees. I’m very interested in wildlife and so the extremities, which consist mainly of mature trees and hedging, have been left for hibernating animals, and I also built a wildlife pond, which is home to an array of insects and amphibians. The garden as a whole is a gorgeous environment for both us and the array of wildlife that comes to visit.”

“Each of the rooms has its own character and charm, but the hub of the home is definitely the large kitchen/diner. It’s a place for cooking, eating, catching up with friends, and it’s also where I like to sit and do my work as it’s a very tranquil space and has a lovely view right the way down the garden.” “Kilsby is a fantastic little village with a really vibrant community – we’d love to stay if we can find a slightly smaller property. There are lots of social activities, a village hall, tennis courts, as well as a WI, a history society and am-dram group. We also have a good selection of shops and amenities within easy reach, two great pubs in the village, a primary school and the local transport links are really good. What more could you want?”

“The Annexe is another superb feature of the property. The previous owners used it as a home office, but we turned it into accommodation and have since rented it out on Airbnb, which generates a good income.”

“The house itself is totally unique and it’s been the most wonderful home, but it’s the garden that we’ll miss most when we leave,” says the owner. “It’s hidden from view, so very peaceful and private, and it’s an absolute picture all year round. If we could take it with us when we move, we really wouldn’t hesitate.”\*

\* 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

On the first floor there are bedrooms 3 and 4, both double bedrooms with window seats looking into the side garden with bedroom 3 having a double set of wardrobes.

There is a family bathroom with a fitted five-piece suite including a claw foot bath and shower.

The main bedroom comprises of a dressing area with a variety of built in Hammonds wardrobes and dressing table and the bedroom area which has attractive exposed ceiling beams, dual aspect windows, further range of built-in wardrobes by Hammonds. Up some stairs in the ensuite with fully tiled shower enclosure, built in vanity unit and an attractive deep-set window with views into the garden.

The landing leads to a mezzanine which forms the archway between the kitchen and laundry/utility room. The room is full of character with a vaulted ceiling, a variety of exposed beams including a spectacular A-frame and paned window to the side aspect. It features a large timber-built butcher's wheel. A staircase leads down to the ground floor utility/boot room which has a further exposed beams, windows to the front, side and rear and a variety of built-in storage units with adjoining work surfaces together with a double-sized sink and built in under counter fridge and freezer and plumbing for a washing machine and tumble dryer. From here a door leads to the archway providing a covered area and access to the parking area, Annexe and gardens.

### Second Floor

Steep stairs lead to a large double bedroom running the full width of the property. It has a variety of exposed A-frames and amazing curved cut timbers, giving an indication of the craftsmanship involved in building techniques of the period with paned windows to both the front and rear. The ensuite has an enclosed shower cubicle, pedestal hand basin, low level WC and a central-heated chrome towel radiator.







## Annexe

The Annexe has a glazed door leading into a small reception/lobby with ceramic tiled floor and doors leading to the bedroom, living space and shower. The well-designed living space has two glazed windows, one looking over the rear garden and the one that overlooks the side aspect, together with its own satellite TV point. Double doors open up into a small kitchenette with stainless steel sink and drainer and a built-in double cupboard beneath, as well as a further eye level unit above. An additional work surface with base and eye level units has been fitted with space for a fridge and microwave. The annexe has its own electric central-heating throughout, as well as its own alarm system. The double bedroom which has another satellite TV point has a window to the front aspect and a door to the shower room which has an electric shower with sliding door, a pedestal wash hand basin with splashback, low level WC and a central-heated chrome towel radiator. The current owners have successfully used this as an Airbnb providing an additional income.



### Parking & Gardens

The Haven fronts onto Essen Lane and has electrically operated timber built double gates that lead through the archway into a parking area and courtyard. The garden is one of the many lovely features of this property and measures approx. 0.32 of an acre and has a variety of intricate pathways that meander past the rear elevations. The lawn continues past the Annex to the most expansive area of the garden where the current owners have created a wildlife pond and an additional area to sit and enjoy the views across the garden. There is a variety of mature trees, a garden shed with additional storage and ample space for outdoor activities.







# LOCATION

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Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire & Northamptonshire borders. The village itself has The Red Lion and The George pubs, a village preschool and primary school, community shop, recreational field and many social activities. There are also grammar schools nearby in Rugby namely Lawrence Sheriff and Rugby High with Private & Independent schools nearby also in Rugby and surrounding areas. Day-to-day shopping needs can be found in both Rugby and Daventry where there is a far wider range of shopping or nearby in Crick where there is a handy co-op. Milton Keynes, Coventry, Birmingham and Leicester are all less than an hour away by car. The excellent road networks surrounding Kilsby give immediate access to the A5, A14, A361 as well as the extensive motorway network. There are train services from Long Buckby and Rugby where trains provide a high-speed service into Euston in under an hour.



# INFORMATION

## Services, Utilities & Property Information

Utilities: Mains water, electricity and drainage, oil fired heating. (Nest heating system)

Property Type: Detached Grade II Listed Cottage. The property is in a conservation area.

Construction Type: Main house cob. Local stone & thatch - The ridge of the thatch was replaced in 2018. Annexe: Standard construction

Mobile Phone Coverage: 4G & 5G mobile signal is available in the area. We advise you to check with your provider

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. We advise you to check with your provider.

Broadband Availability: Currently with Virgin Media. Freesat available in the annexe only.

Directions: what3words - fewer.lipstick.reverted

Parking area behind electric gates for 2/3 vehicles. Off-road parking spaces available away from the property.

Tenure: Freehold | EPC Exempt | Council Tax Band: F\*

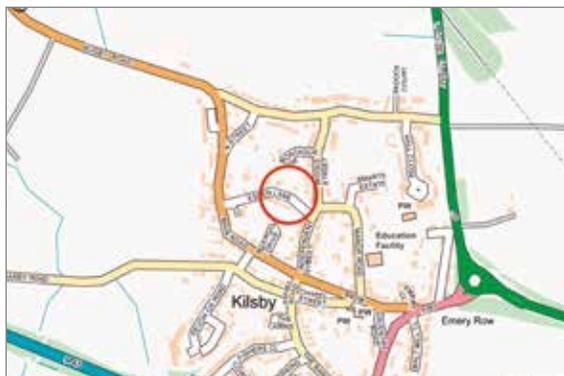
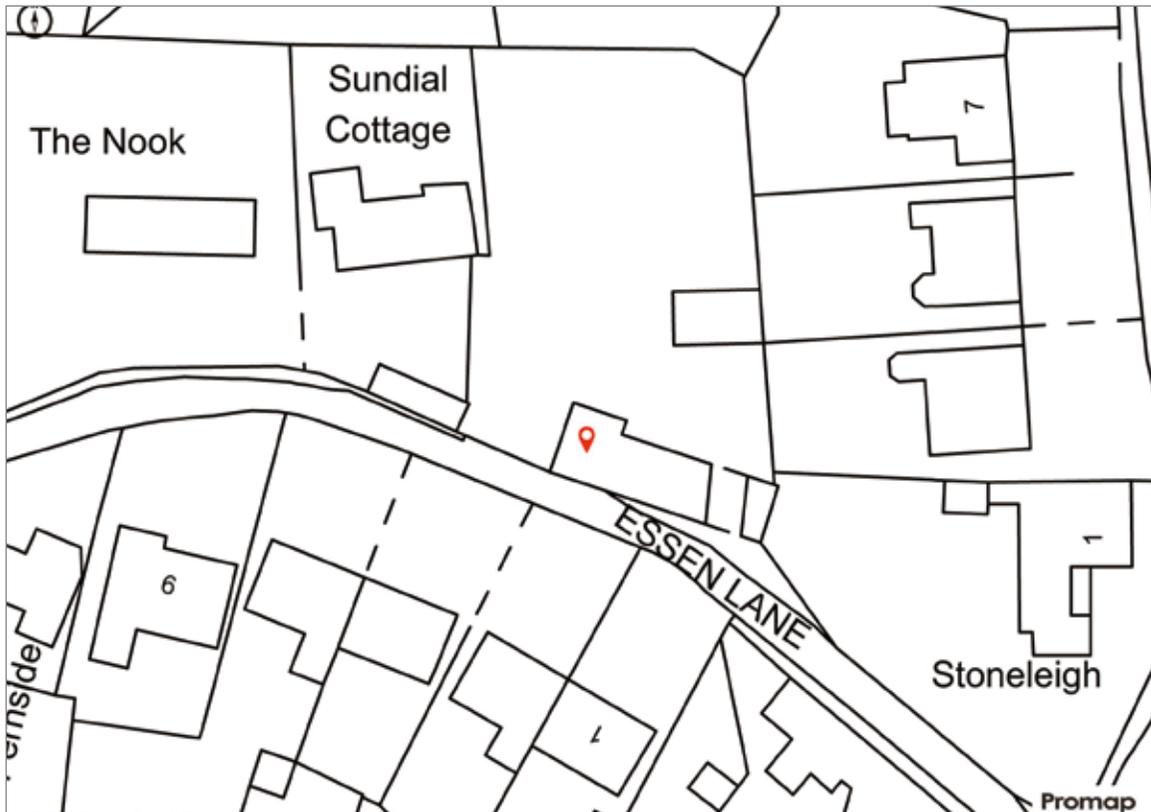
\*The detached annexe does not have a separate council tax band.

## Local Authority

Daventry District Council, Council Tax Band: F. The detached annexe does not have a separate council tax band.

## Viewing Arrangements

Strictly via the vendors sole agents at Fine & Country, Nicola Loraine & Liz Teasdale.



**The Haven Essen Lane, Kilsby, Rugby**

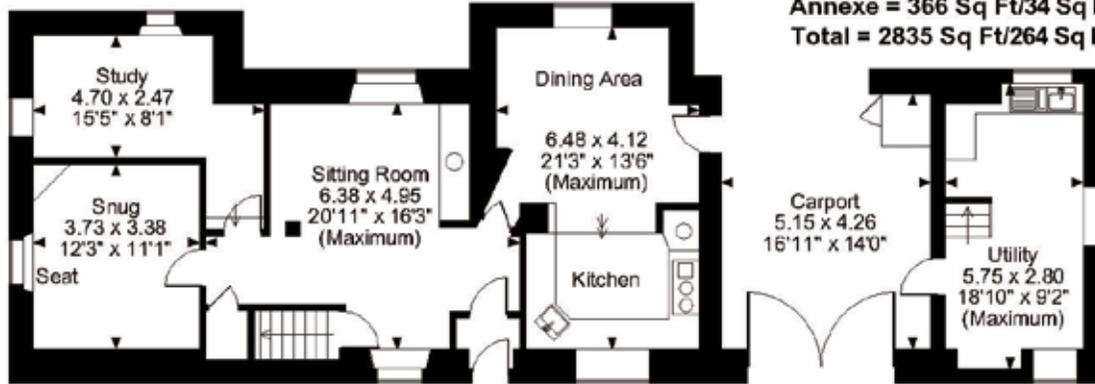
**Approximate Gross Internal Area**

**Main House = 2233 Sq Ft/208 Sq M**

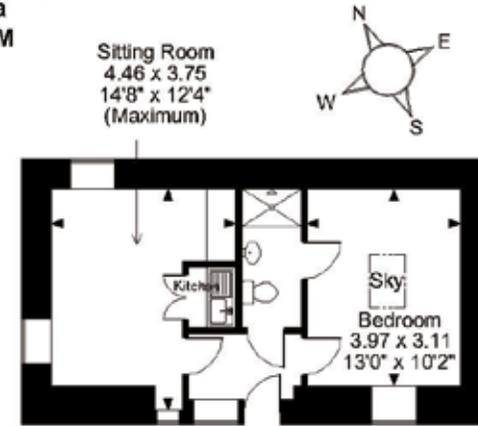
**Carport = 236 Sq Ft/22 Sq M**

**Annexe = 366 Sq Ft/34 Sq M**

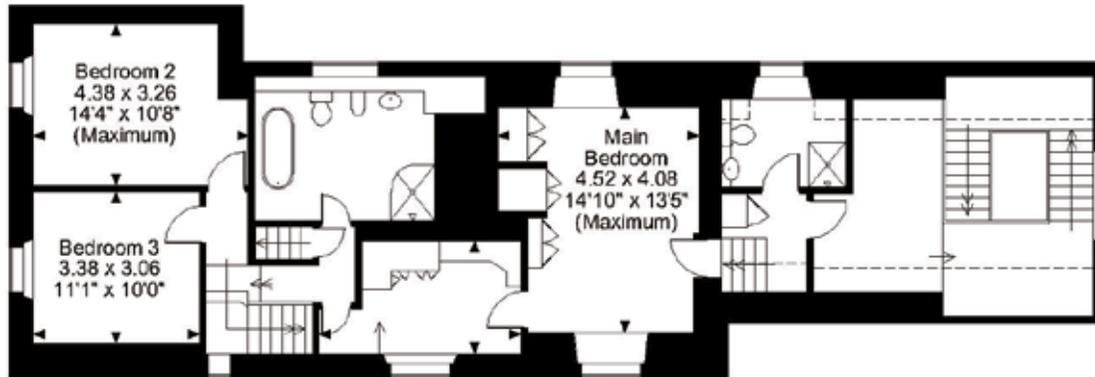
**Total = 2835 Sq Ft/264 Sq M**



**Ground Floor**

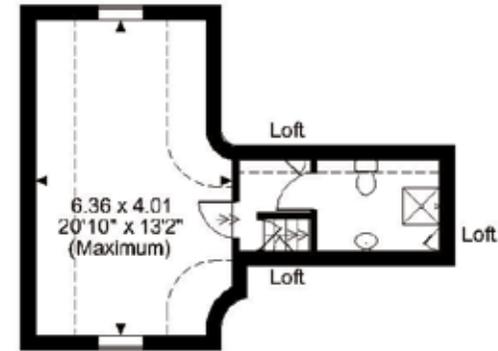


**Annexe**



**First Floor**

Dressing Room  
4.11 x 2.27  
13'6" x 7'5"  
(Maximum)



**Second Floor**

**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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EPC Exempt



# FINE & COUNTRY

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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*



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## LIZ TEASDALE & NICOLA LORAINÉ PARTNER AGENTS

Fine & Country Rugby  
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Liz & Nicola have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Liz & Nicola live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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](https://fineandcountry.com/uk/foundation)

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