



The Granary
Coventry Road | Cawston | Rugby | Warwickshire | CV23 9JP

THE GRANARY



A substantial and spacious barn conversion set in 1.25 acres of grounds and offering close to 4000 square-foot of accommodation.



KEY FEATURES

Situated on the outskirts of Cawston in South Rugby, is The Granary which occupies a generous 1.25 acre plot with a gated, sweeping driveway leading to this attractive barn conversion which offers versatile and flexible accommodation with six bedrooms and five bathrooms, one of which is on the ground floor with its own independent external access, which makes this home ideal for multigenerational living or those with large families. The property bears all the hallmarks of a classic barn conversion with exposed ceiling timbers, vaulted ceilings, full height glazing where stated and latched doors. On the ground floor there is a games room, an executive study, a smaller study, a generous sitting room, a cloakroom, a utility room and a large kitchen/dining room perfect for family entertaining. The property also benefits from an air source heat pump with underfloor heating on the ground floor, ample off-road parking and private side and rear gardens. The ample frontage offers a south facing aspect with views over neighbouring countryside.

Ground Floor

The Granary has an attractive entrance hall with full length glazing overlooking the frontage, access to the cloakroom, exposed ceiling timbers and latched doors that lead off to the generous accommodation, including the utility room and kitchen/dining room. To one end of the barn is a large executive study with access to the garden by French doors and views across the frontage. There is a second study adjacent to the main study and a large open plan sitting room with a gorgeous open fireplace and a staircase that leads to a galleried landing, plus French doors that lead to the rear gardens. This leads on to the games room, which has access to both the side and rear gardens. The kitchen dining room has great views of the frontage, attractive tiled floor with underfloor heating, and a variety of bespoke cabinets including an island unit and a range of built-in appliances. The kitchen enjoys a vaulted ceiling with exposed timbers, views of the rear garden and French doors with a step to the rear terrace. A convenient ground floor bedroom exists at this end of the barn with its own private access, views of the frontage, an ensuite bathroom and a vaulted ceiling; perfect for an independent relative or guests.















First Floor

The galleried landing overlooks the large sitting room below and has a variety of exposed ceiling timbers and storage areas. Bedroom one has a dual aspect with views of the frontage and side gardens, a vaulted ceiling, two built-in double wardrobes and access to an ensuite bathroom with whirlpool style bath, separate shower cubicle, wash basin with cabinetry and enclosed WC. Neighbouring this is bedroom three, which also has views to the front and a vaulted ceiling, wardrobe and an ensuite shower room. Bedroom four shares similar features and a view to the side. At the rear of the barn is bedroom five which is opposite the family bathroom, whilst bedroom two is a large double bedroom with vaulted ceiling, views of the side gardens and its own ensuite shower room.















Outside

The property occupies a generous plot of 1.25 acres with the majority of the lawns to the front with a sweeping gravel driveway and gated access that leads to ample parking spaces at the front of The Granary. There is gated access to the side which provides access to bedroom six and a landscaped rear garden with tiered patio areas and well stocked shrubs and borders. Mature planting affords plenty of privacy. The private side gardens are surrounded by a tall laurel hedge and are laid mainly to lawn with a patio area along the side elevation, perfect for late afternoon sunshine.





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.

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

Utilities – Air source heat pump with underfloor heating on the ground floor , mains electricity, water and drainage.
Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider.
Broadband Availability - Internet Connection - FTTC / Standard Fibre Broadband connection available
Tenure – Freehold

Directions – Post code CV23 9JP

Local Authority: Rugby Borough Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

For more information visit www.fineandcountry.com/rugby-estate-agents



Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3714 sq ft, 346 m2
 OPEN TO BELOW: 39 sq ft, 4 m2
 OUTBUILDING: 165 sq ft, 15 m2

OVERALL TOTALS: 3918 sq ft, 365 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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FINE & COUNTRY



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 AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

Fine & Country Rugby
01788 820070 | 07894 561313 | 07714 515484
claire.heritage@fineandcountry.com
sam.funnell@fineandcountry.com

Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

