



The Hollies
Green Lane | Wibtoft | LE17 5BB

THE HOLLIES



*A handsome and historic five bedroom period home set in idyllic grounds
with versatile outbuildings and excellent potential.*



Tucked away in the picturesque village of Wibtoft, The Hollies is an enchanting village residence, believed to date back to the mid-17th century. This exceptional five-bedroom family home is steeped in history and rich in period charm, offering beautifully maintained and updated interiors, extensive gardens, and a variety of outbuildings, all wrapped within a tranquil and secluded 0.39 acre plot.

Lovingly updated by the current owners, this unique and character-filled home boasts an extraordinary sense of space and warmth throughout, enhanced by classic features such as exposed ceiling timbers, leaded light windows, an impressive inglenook fireplace, and two working hearths. Whether you are a growing family in search of a peaceful rural retreat, or looking for flexible multi-generational living with potential for annex or studio space (subject to Planning Permission), The Hollies is a rare opportunity to acquire a home of real substance in a truly unspoilt setting.

KEY FEATURES

Ground Floor

Upon entering via the rear of The Hollies you are welcomed into a tiled entrance hall with a staircase leading to the first floor and a cloakroom. The impressive family room is the perfect place to spend time with family and friends and where you will find an open Jetmaster fireplace set into a brick chimney breast with a deep inglenook and display niches. Timber beams, built-in shelving, tiled flooring and a side window add to the charm of this inviting space.

From here, a step down leads to one of two the dining areas, which provides a generous entertaining space. Double doors and side windows open into a bespoke Amdega conservatory, constructed in the mid-1990s to exacting standards. With its terracotta tiled flooring, electric radiators, and triple-aspect windows, it's a wonderful all-year-round room to enjoy views over the garden and terrace.

The living room is a true focal point of the home. A secondary staircase leads to the upper floor, while the feature inglenook fireplace with wood-burning stove sits proudly beneath a heavily beamed ceiling and T-post support. This elegant, spacious room enjoys dual aspect views to the front and rear, as well as a large bay window to the courtyard. It's perfect for large gatherings, or could be divided to create two distinct reception areas if desired. A second more formal dining area is the perfect setting for winter Sunday lunches with guests arriving at the front of the property being welcomed into this impressive area.

To the rear of the property the kitchen/breakfast room, which has been completely redesigned by the current owners and is the perfect place to enjoy less formal meals with family and friends or perhaps a day of baking? Having dual aspect windows and views into the garden it has an abundance of natural light and a lovely place to spend time. Stylish units, quality work tops and high end Neff appliances make this a cook's delight.

A spacious and practical utility/boot room is situated off the kitchen, and has space for laundry appliances. It also serves as a pantry and a door gives direct access to the car port a bonus when bringing in the shopping on a rainy day!





















First Floor

The generous landing area is a feature in itself, with built-in bookcases and original cupboards there are three windows overlooking the courtyard allowing the natural light to flood in and from here there is access to the loft.

The principal bedroom enjoys triple-aspect views and benefits from a walk in wardrobe, and updated ensuite making it the perfect place to unwind. The second bedroom also benefits from an ensuite and has a charming bay window with views over neighbouring countryside. Bedroom 3 is another generous double bedroom with views across the garden with Bedroom 4 being a must if you have a teenager with its wonderful mezzanine area perfect as a gaming/play area. Bedroom 5 is currently used as a home office with views across the courtyard but is a perfect single bedroom/nursery should the need arise.

The extremely spacious and stylish main bathroom includes a freestanding bateau bath with mixer tap, walk-in tiled shower enclosure, basin unit with marble top, WC, heated towel rail, and ceramic tiling.









Gardens & Outdoor Living

The beautifully maintained gardens are predominantly laid to lawn and provides a private outdoor space. It is bordered by vibrant planting beds and mature trees, including a fine Scots pine, birch, and others that bring year-round colour and structure. A rose arbour sits peacefully toward the far end, creating a delightful garden retreat.

A private terrace adjoins the conservatory and offers a sunny spot for outdoor dining or relaxation. To the rear, a second, more secluded garden area features fruit trees and a screen of tall evergreens offering privacy from the nearby church.

The gardens are enclosed by trimmed hedgerows and traditional brick walling, ensuring both privacy and an authentic country feel. Additional features include a brick-built open shed for storage and a dedicated composting area.

Outbuildings, Garage & Car Port

As you pass through tall wrought-iron gates, a central courtyard opens out, framed by a range of charming brick outbuildings under pitched and tiled roofs. These include:

- A workshop with fireplace, leaded light windows, power, lighting, and housing for the oil tank.
- An adjoining single stable with original manger and enamel sink, ripe for conversion into a home studio, gym, or office subject to planning permission.

A modern triple garage with two separate up-and-over doors offers secure parking and offers potential with the adjoining stables.

An attached double car port, with light, power, and water supply, provides additional covered parking and houses the Camray oil-fired boiler. A shingle driveway outside the gates allows for extra visitor parking.





THE SETTING – WIBTOFT

Wibtoft is a picturesque village set within the rolling Warwickshire countryside. With its origins as part of nearby Claybrooke Magna in Leicestershire, the village is steeped in rural heritage and is known for its charming church and peaceful surroundings.

Located just off the A5 (Watling Street), Wibtoft offers excellent road connections to Lutterworth, Hinckley, Rugby, and Nuneaton, with major transport routes such as the M1 (J20) A5 and M6 just a short drive away. London Euston can be reached in under 50 minutes via Rugby's mainline station, while Leicester provides direct rail access to London St Pancras.

For daily needs and amenities, nearby market towns such as Lutterworth, Hinckley, Rugby, and Market Harborough offer a wide range of shopping, leisure, and dining options. There are outstanding local and independent schools nearby, including Rugby School, Rugby Grammar School and Lutterworth College.

Wibtoft itself has no shops or pubs, preserving its unspoiled rural character. The village church is used occasionally, adding to the charm of the community, and enhancing the peaceful setting.



INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - G

Local Authority - Rugby Borough Council

Property Construction - Standard - Brick and Tile.

Electricity Supply - Main Electricity Supply.

Water Supply - Mains Water Supply.

Drainage & Sewerage - Mains Drainage and Sewerage.

Heating - Oil Fired Central Heating. There will be maintenance costs involved - please speak with the agent for further information.

Broadband - FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Triple garage, double car port, and driveway for extra visitor parking.

Directions

What3words: ///universal.hologram.elevator

Postcode LE17 5BB

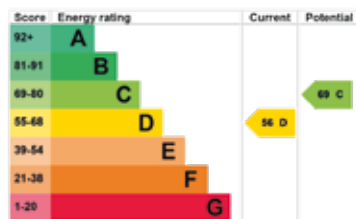
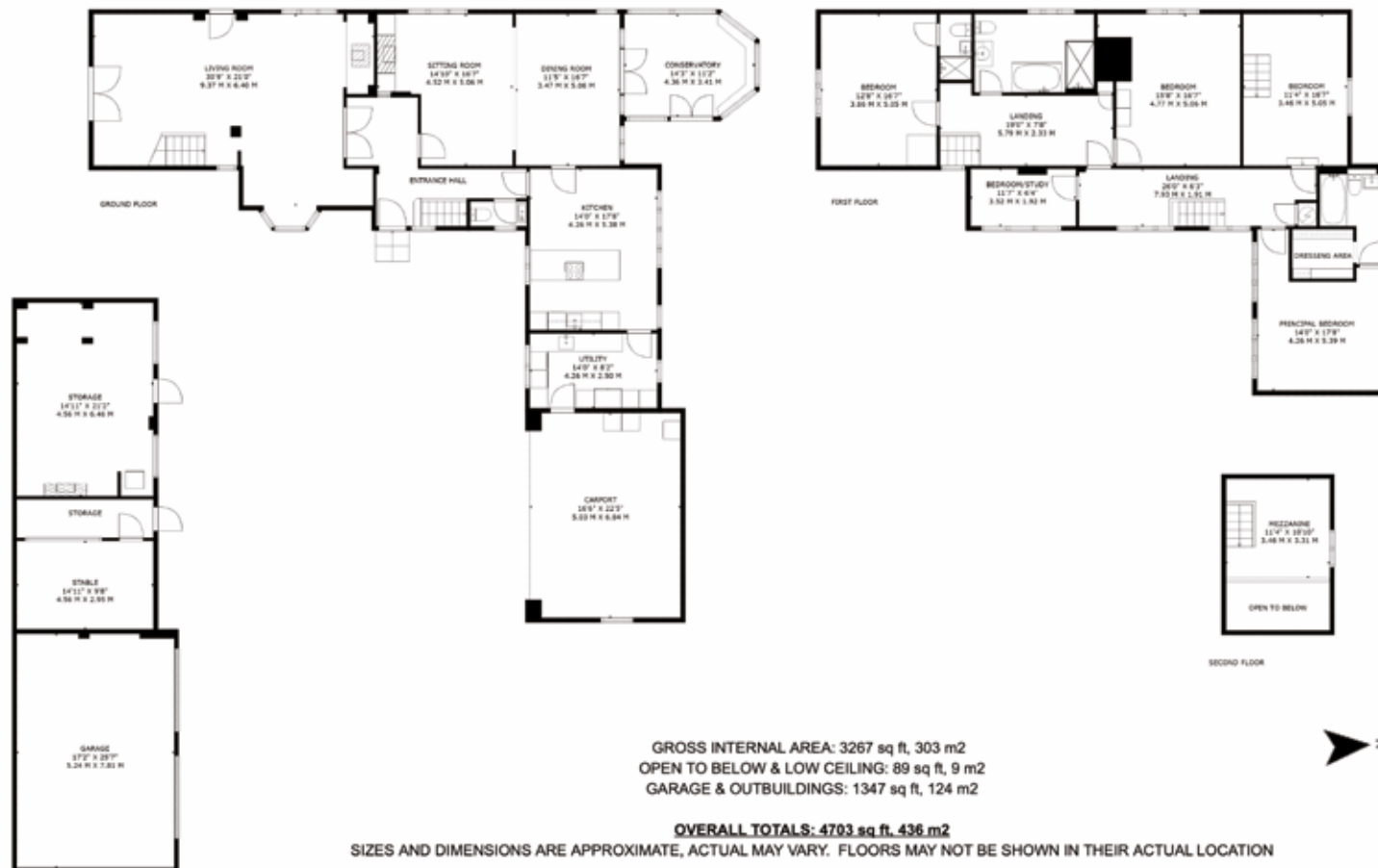
Viewing Arrangements:

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

Website:

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





Tax Band: G
Tenure – Freehold



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*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby

Liz: +44 (0)7811 121363 | Nicola: +44 (0)7976 453573

email: lizandnicola@fineandcountry.com

Nicola & Liz 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. Nicola & Liz 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

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
Liz: +44 (0)7811 121363 | Nicola: +44 (0)7976 453573 | lizandnicola@fineandcountry.com

