



Masters Cottage
The Old School House | Princethorpe | Warwickshire | CV23 9PU

MASTERS COTTAGE



*A beautifully presented schoolhouse conversion,
originally dating back to the 1840s and now a stylish
cottage with south facing gardens.*



Master's
Cottage

KEY FEATURES

Masters Cottage was originally part of the village school, Our Ladys School, founded in 1840. The property is now a beautifully presented, cleverly extended, stylish four-bedroom home with high-quality fittings and a luxurious interior. There's a principal bedroom with vaulted ceiling and ensuite shower room, two further double bedrooms with exposed ceiling timbers, and a fourth bedroom which works perfectly as a home office. The three remaining bedrooms share a beautifully appointed shower room, with exquisite tiles and fittings. The ground floor has an impressive sitting room, a separate formal dining room and a refitted breakfast kitchen with views of the gardens. Whilst the home is in heart of this popular Warwickshire village, the property has some private south facing gardens and a detached double garage with plenty of off-road parking. Early inspection is strongly recommended to appreciate the high-quality of fittings, the standards of décor and the enviable position in this popular Warwickshire village.

Ground Floor

The property can be entered via the traditional stable door into the former school room which is a delightful sitting room with electric feature fireplace with Corian surround, contemporary style radiators, wall lights and two double-glazed windows with views of the garden. An open tread, glazed staircase with oak balustrades leads to the first floor; a glazed door leads to the dining room with its porcelain tiled floor, underfloor heating, views of the rear and a bespoke cupboard that houses the central heating boiler. The house has been extended in the past to create a kitchen breakfast room with stylish units, high-quality silestone worksurface, a range of built-in appliances, including two Neff hide and slide ovens, a microwave, a Neff dishwasher and Neff washer tumble dryer, a Siemens induction hob and an American style fridge freezer. There is an attractive porcelain tiled floor, delightful views of the garden and an alternative entry into the cottage via the kitchen stable door.









First Floor

The first-floor landing has a wonderful range of features, with its low set double-glazed window, exposed ceiling timbers and access to the four bedrooms and family shower room. Bedroom two is a beautifully presented guestroom with built-in wardrobes, two dual aspect low set windows, exposed ceiling timbers and LED downlighters. Bedroom four has two Velux roof windows, a variety of built-in cabinetry and a desk to create the perfect work from home office. Bedroom three is at the rear of the property and another double room which enjoys fine views across to Princethorpe College. The principal bedroom has a vaulted ceiling with exposed ceiling timber, views to both the front and rear towards the open fields and the college. It has its own ensuite shower room with tiled floor, wash basin, tiled walls and corner shower cubicle. The family shower room has been exquisitely refitted with some fine features, luxury cabinetry, a vaulted ceiling, a shower with recesses and seating, some feature lighting and attractive modern tiles.





















Outside

Outside, the property has a tarmac driveway with the right of way granted across the neighbouring home. Masters Cottage enjoys an elevated position with a picket fence denoting the front boundary, and a parking area that can easily cater for up to four vehicles. There is direct access to a double garage with an up and over door, which has been brick built with the pitched roof and attractive Victorian style hip wall with two pillars and gate that leads to the private garden.

There is an attractive pathway and patio area that are perfect for summer entertaining in the south facing environment. The garden has two areas of lawn, a further tiled patio area and a variety of shrubs in the well stocked borders.





LOCATION

Princethorpe is a small village in Warwickshire, England, situated south of Coventry and east of Leamington Spa. It is known for its rural charm, picturesque countryside, and strong sense of community. The village is home to Princethorpe College, an independent school, housed in a former Benedictine monastery, which adds historical and architectural interest to the area.

The surrounding landscape features rolling farmland, woodlands, and scenic walking routes, making it an attractive location for those who appreciate the outdoors. Despite its peaceful setting, Princethorpe benefits from good transport links, with easy access to major roads such as the M40, M6 and M1. There are also excellent rail links to London and Birmingham from Coventry, Rugby and Leamington Spa and Warwick Parkway.

With a mix of traditional cottages, period homes, and more modern properties, Princethorpe appeals to a range of buyers seeking a balance between rural living and convenient access to amenities.



INFORMATION

Services

Utilities – Gas central heating, mains water, mains drainage, mains electricity and broadband are connected.

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed is available in the area
Construction - Standard

Tenure – Freehold

Title – The title for this property contains covenants relating to Right of light and Rights of support from adjoining properties. There is a shared driveway across the front of Cottage 1. Water, drainage, gas and power cross land owned by Cottage 1 and across the shared driveway.

Directions – Postcode for SatNav CV23 9PU

Local Authority: Rugby Borough Council

Council Tax Band: D

Viewing Arrangements

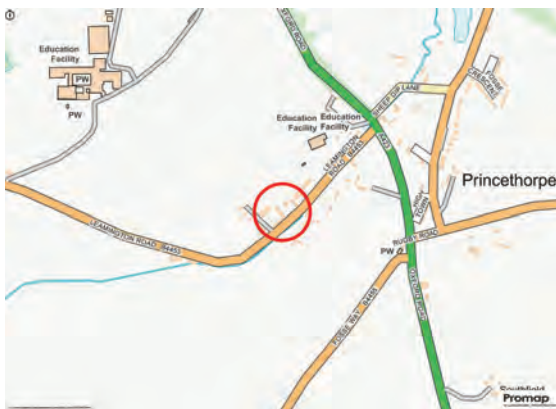
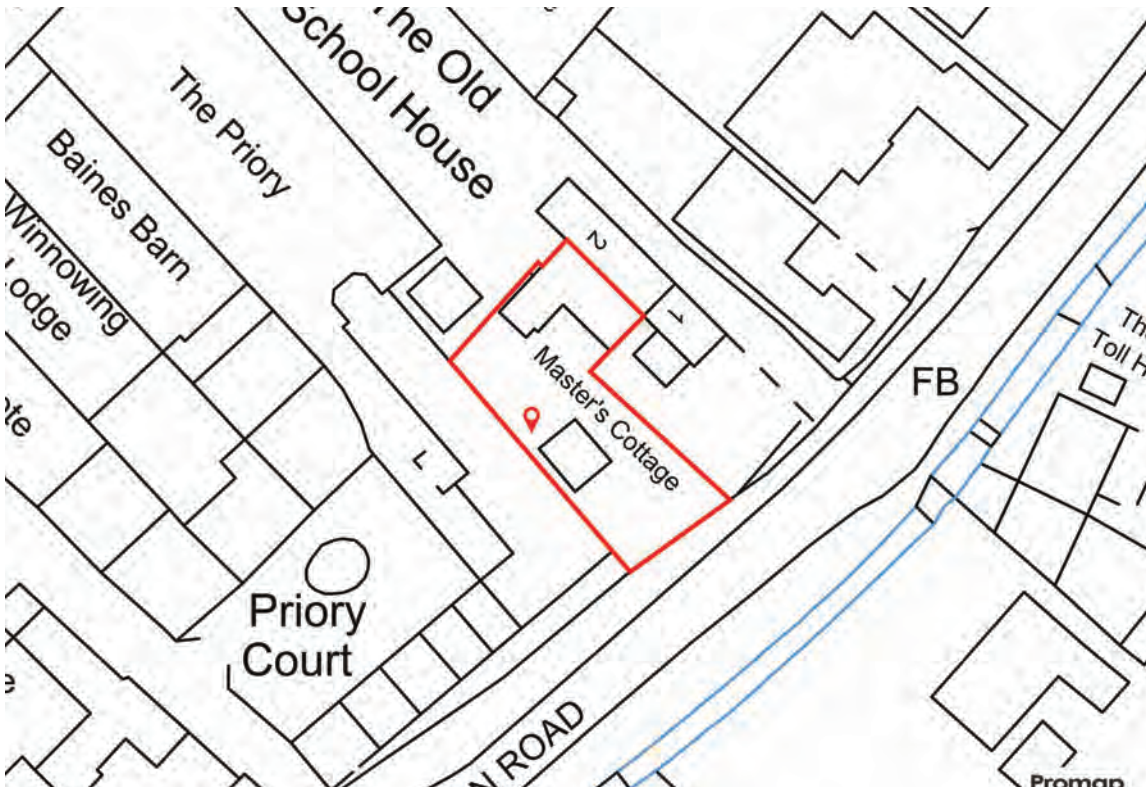
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

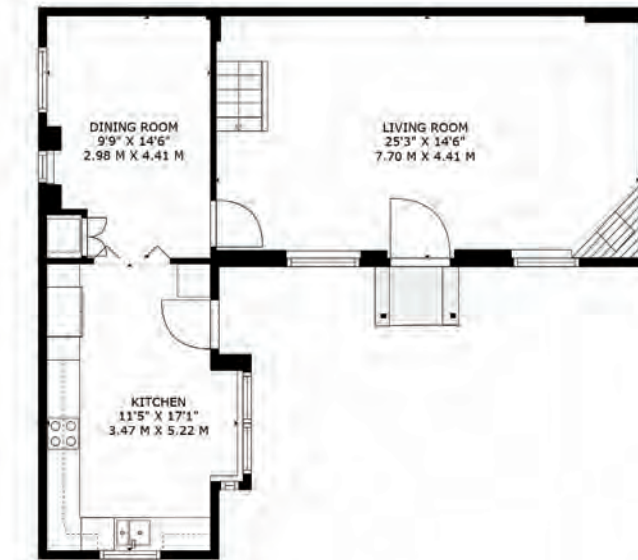
Website

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

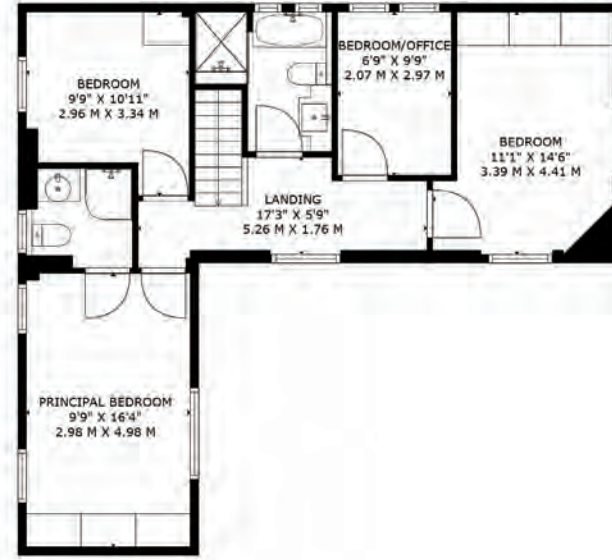
Opening Hours:

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

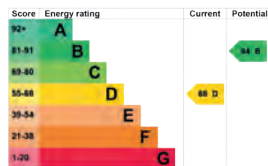




GROUND FLOOR



FIRST FLOOR



PRS Property Redress Scheme



GROSS INTERNAL AREA: 1397 sq ft, 131 m²
GARAGE: 297 sq ft, 28 m²

OVERALL TOTALS: 1694 sq ft, 159 m²

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 10.02.2025

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

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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

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