



Old Stocks Cottage
141a Stocks Lane | Thurlaston | Rugby | Warwickshire | CV23 9JU

FINE & COUNTRY

OLD STOCKS COTTAGE



Old Stocks Cottage is full of charm and character, with a stunning Fraser James kitchen, three bedrooms and lovely gardens. Tucked away in the heart of Thurlaston, this home blends old and new in all the right ways.



KEY FEATURES

Old Stocks Cottage is a beautifully reimagined period home, full of character and finished to a high specification throughout. Quietly positioned down a peaceful lane within the sought-after village of Thurlaston, this unlisted detached property blends historic charm with exceptional contemporary design. With two generous double bedrooms, a third single bedroom which is currently being used as a dressing room, two reception rooms, and a show-stopping bespoke Fraser James kitchen, the home also includes a double garage, landscaped garden, off-road parking, and a private allotment area with versatile potential.

Ground Floor

Originally two thatched cottages dating back to the late 1700s, Old Stocks Cottage has been sympathetically extended and extensively refurbished to create a truly individual home, combining characterful charm with modern living.

The home opens with a picture-perfect porch draped in mature wisteria, leading into a 30ft entrance hall with dual staircases and access to all ground floor accommodation. A luxurious family bathroom sits to the front of the property, finished with travertine tiles, underfloor heating, an oversized bath, and walk-in shower.

Two beautiful reception rooms - one with a bay window and both linked by a dual-aspect log burner - offer relaxed living and dining spaces, enhanced by exposed beams, traditional doors, and column radiators.

The standout feature of the home is the contemporary Fraser James kitchen: a striking space with vaulted ceilings, multiple skylights, a circular island, underfloor heating, and high-end integrated appliances including Miele ovens, a built-in coffee machine, steamer, warmer, Fisher & Paykel dishwasher, and Hotpoint fridge freezer. A large door opens out to the rear garden, making this a seamless space for entertaining.

Upstairs, there are two well-proportioned double bedrooms, each with bespoke wardrobes and linked by a stylish Jack and Jill en-suite WC. The third bedroom is currently configured as a spacious dressing room, offering excellent storage and flexibility.

Externally, the garden has been thoughtfully landscaped to create a range of seating zones, raised beds, and a dedicated hot tub area, with space for relaxing or entertaining. A detached double garage with light and power sits to the rear, along with off-road parking and a private allotment area. This additional space could easily lend itself to a home office, garden studio, or further parking - subject to any necessary permissions.

















SELLER INSIGHT

“ I still remember the first time we saw the cottage. It was a cold February day, and the agent led us through the back door into an old, rather tired kitchen. The decor left much to be desired, and it was dark inside, but somehow that didn't matter. We both felt it immediately: a sense of comfort, charm, and something special that warmed us despite the chill in the air. Steve didn't even wait for me to speak, he turned to the agent and said, “You don't need to ask her – I know exactly what she will say. SOLD!” And he was right.

From that moment, this cottage became our sanctuary. One of the things we've loved most is how the home balances space and character. The kitchen flows into the snug, creating an airy, open plan feel, yet the charm of the original cottage embraces you the moment you step inside. Winter evenings are a favourite, the double-sided fireplace glows between the rooms, making the perfect backdrop for a quiet book, a glass of wine, or catching up with each other after a long day.

In the summer, the story shifts to the garden. It's private, peaceful, and wonderfully manageable. The thick old walls of the cottage keep it blissfully cool when the sun is blazing, but we often spend our afternoons outside, soaking up the warmth with a drink in hand. Come evening, the hot tub under the stars is our little piece of heaven.

The flow of the house works effortlessly for us, particularly with both of us working from home. The kitchen extension brings in wonderful natural light, while the older parts of the house give that unmistakable feeling of being “home.” We've designed everything to honour the original character of the cottage while making it truly functional for modern life and for entertaining. We've hosted some amazing gatherings here. Jen's 40th was a sun-soaked garden party that drifted into singing and dancing into the night. At Christmas, our friends call us “Christmas Cottage.” We light up the beams and the outside.

Living here has supported every part of our lifestyle. We're passionate about health and wellbeing, and having Draycote Water on our doorstep has been a gift, ideal for walking, running or cycling. You can do the full loop or take a shortcut past the Alpaca Farm and head into Dunchurch for a coffee or something stronger. There's a golf course nearby, plus fantastic trails that take you all the way to Leamington. We've also had easy access to gyms and wellness centres, but truthfully, we've found much of our peace right here.

The community in Thurlaston is something special, warm and welcoming without ever feeling intrusive. Our neighbours are kind, thoughtful, and always ready with a smile. We look out for one another, exchanging deliveries and keeping an eye on pets when needed, and it just works. Every first Friday of the month, we come together at “The Beer Tree” in the village hall, and when Christmas arrives, the atmosphere turns magical, with carols, lights, and that enduring, heartfelt village spirit.

What would we say to the next lucky owners? Embrace everything. Embrace the tranquillity, the countryside, the village, and most of all, the warmth that this cottage offers in every season. Whether you're travelling the world (as we have) or just popping down the lane for coffee, this place is always a joy to come home to.*

* 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.















LOCATION

Thurlaston is a small, picturesque village situated in the county of Warwickshire, England. Nestled in the rural heart of the Midlands, it lies close to the towns of Dunchurch and Rugby, offering a peaceful setting while still maintaining good access to local amenities and transport links. The village is characterised by its charming, traditional English countryside feel, with a mix of period properties and open farmland surrounding it.

The community is small and close-knit, with a quiet atmosphere that appeals to those seeking a slower pace of life. Despite its size, Thurlaston has a sense of history and identity, with buildings that reflect its heritage and rural roots. The area is popular with walkers and nature lovers thanks to its proximity to Draycote Water, a large reservoir and country park that provides opportunities for sailing, birdwatching, and scenic walks.

While Thurlaston doesn't have the range of services found in larger towns, it benefits from its location, being just a short drive from Rugby and the M45, which connects to the wider motorway network. This makes it a practical choice for commuters who value countryside living without being too remote.

The village offers a peaceful, community focused lifestyle in a beautiful part of Warwickshire, making it appealing to families, retirees, and professionals alike.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – F

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains supply.

Water Supply – Mains supply.

Drainage & Sewerage – Mains supply.

Heating – Gas central heating.

Broadband – FTTC Superfast 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 - Double garage and off road parking.

Special Notes – Rights and Arrangements: The neighbouring property has a right of way over the shared drive, with shared maintenance obligations. Please speak to the agent for more information.

Directions – Postcode CV23 9JU

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

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





GARAGE



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA (incl low ceilings): 1621 sq ft, 151 m2
GARAGE: 268 sq ft, 25 m2

OVERALL TOTALS: 1889 sq ft, 176 m2

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property
Redress



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

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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