



The Heath
23 Lilbourne Road | Clifton upon Dunsmore | Rugby | CV23 0BD

THE HEATH



Impressive Character Home for Sale in Clifton-Upon-Dunsmore – perfect for multi-generational living.



KEY FEATURES

The Heath is a striking period home positioned around a wonderful courtyard setting, with an open-air swimming pool at its heart. Dating back to 1779 and thoughtfully restored by the current owner, this beautiful property offers seven bedrooms, five bathrooms, and a layout spread across four distinct wings. The flexible arrangement means the home can be enjoyed as one substantial family residence or divided into multiple self-contained areas — ideal for extended family, guests, tenants, or even an Air B'n'B income.

Ground Floor

The inviting farmhouse-style kitchen forms the heart of the home, complete with AGA, central island, and seating around a cosy fireplace. From here, the accommodation flows into a spacious dining room with beams, alcoves, and even a secret cupboard, as well as a bright lounge with bay window and wood burner.

A further wing known as The Barn provides a spectacular split-level sitting room with vaulted ceiling, double-height reception hall, and a smaller second kitchen — perfect for entertaining or as an independent dwelling. Additional ground floor features include a study with separate external access, sauna room, cloakroom, and multiple reception rooms offering formal and informal spaces.





















First Floor

The principal suite is accessed via the dramatic staircase in The Barn and boasts a vaulted ceiling, bay window with seating, en-suite bathroom, and dressing room. The main landing serves three further double bedrooms and two bathrooms, with scope to create an additional bedroom.

The East Wing provides its own staircase leading to two bedrooms and mezzanine area, while The Pool Annex offers a vaulted living/bedroom, kitchen, dressing room, and shower room — all self-contained.









Outside

The property is approached through remote-controlled gates into a private courtyard with generous parking and access to a detached stable/store. The gardens are mature and well-kept, with lawns, seating areas, and an established duck and hen enclosure. The centrepiece is undoubtedly the courtyard swimming pool, a sociable focal point that has hosted many family gatherings, parties, and summer barbecues. Additional outbuildings include a pool room, garden store, and further storage.

Gardens & Parking

- Remote-controlled gated entrance
- Ample driveway and courtyard parking
- Open-air swimming pool as focal point
- Mature landscaped gardens and lawns
- Duck and hen enclosure with deluxe housing
- Pool house, garden store, and stable



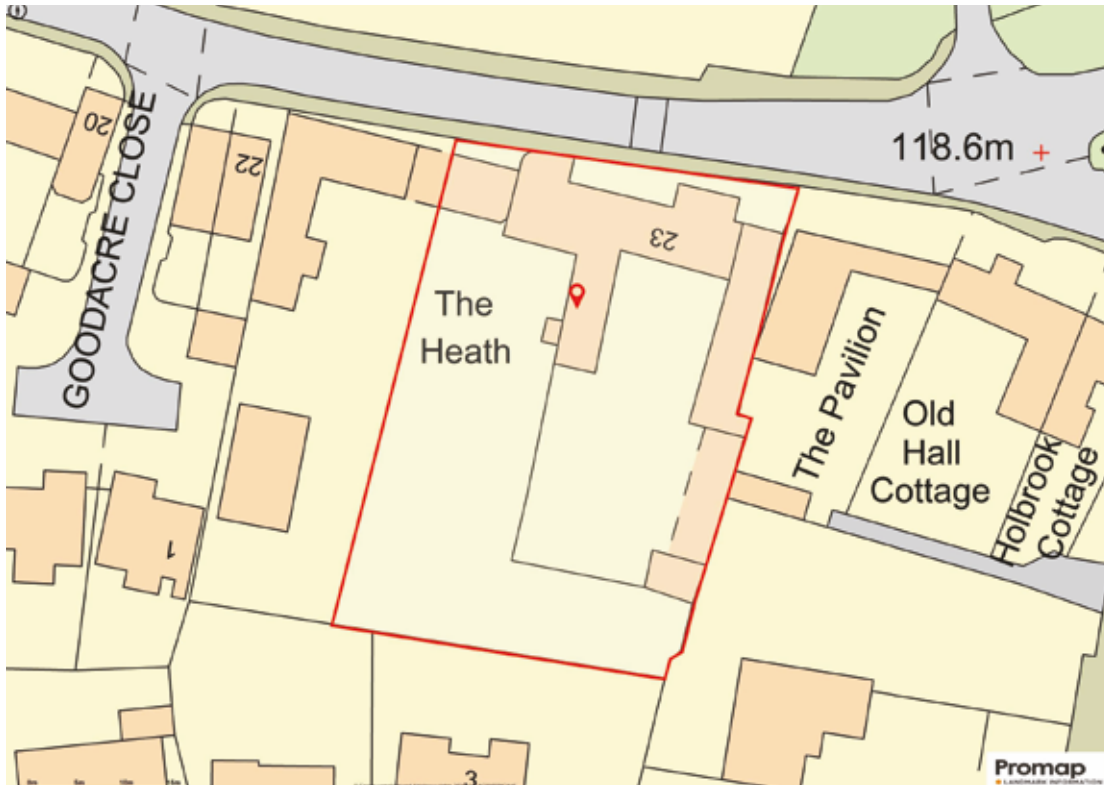


LOCATION

Clifton upon Dunsmore is a highly sought-after village, just 2 miles from Rugby and close to the borders of Northamptonshire, Leicestershire, and Warwickshire. The village offers an excellent primary school with playgroup, shop, café, pub, church, hairdresser, beautician, and recreational facilities including tennis courts and children's play area. Rugby railway station provides direct trains to London Euston in under an hour, while the nearby M1, M6, A5, and A14 offer superb road connections. With its thriving community, countryside walks, and easy access to town and city amenities, Clifton is the perfect balance of village charm and commuter convenience.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – The Heath - C, The Barn - D, The East Wing - D, The Pool Annex - E.

Council Tax Band – H.

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains and solar panels.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Mains gas central heating.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

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

Parking – Driveway parking for 4+ cars.

Special Notes – The estate includes The Heath (Main House), The Barn, The East Wing, and The Pool Annex, each with its own EPC. The property is in a conservation area. According to the government's flood risk checker, the property is in an area assessed as being high risk of surface water flooding. Damp prevention measures have been carried out, including tanking to the small study and injection damp proofing to the east wing and sitting room. Buyers are advised to make their own enquiries and obtain a specialist survey. Please speak to the agent for more information.

Directions – Postcode CV23 0BD

Viewing Arrangements

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

Website

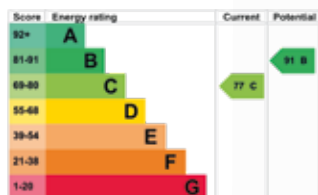
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

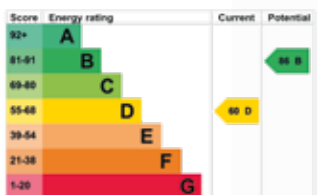
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



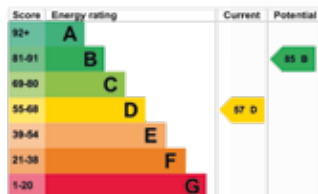
The Heath



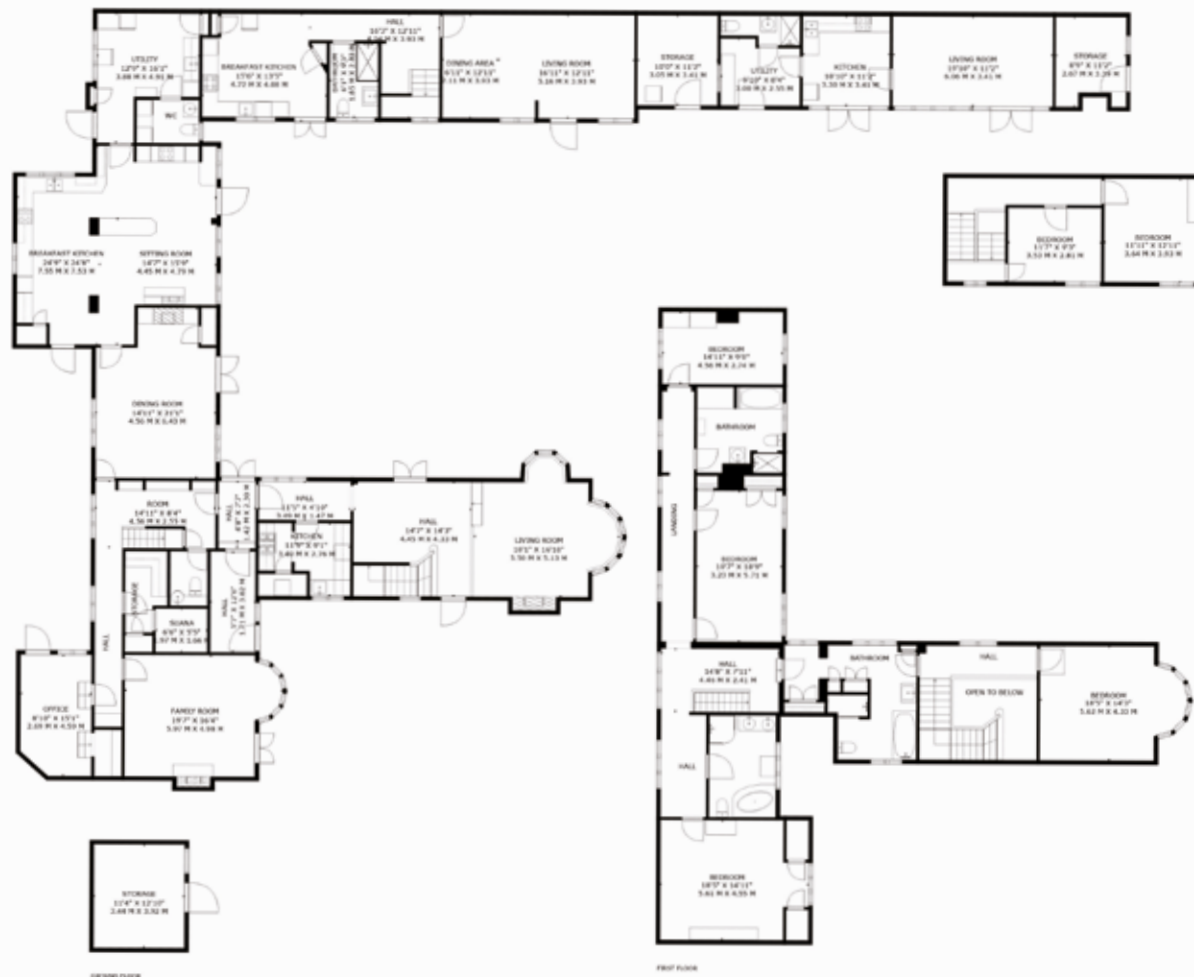
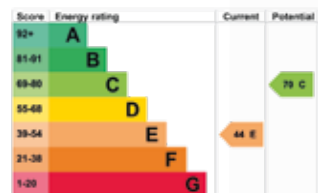
East Wing



The Barn



The Pool Annexe



GROSS INTERNAL AREA: 6226 sq ft, 579 m2
LOW CEILINGS & OPEN TO BELOW: 123 sq ft, 12 m2

OVERALL TOTALS: 6349 sq ft, 591 m2

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

Property
Redress

tsi
APPROVED CODE
TRADING STANDARDS.UK

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

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

