



Dunsmore Gate House
Lilbourne Road | Clifton upon Dunsmore | Warwickshire | CV23 0BB

DUNSMORE GATE HOUSE



A superb extended, period gate house with inspired modern fittings and incredible south facing views.



KEY FEATURES

Dunsmore Gate House has undergone a significant transformation with a combination of period charm and features, and modern living. The house has more than doubled in size in recent years and now has four double bedrooms in the main house with the principal suite having a dressing room and ensuite shower room. There is a second bedroom with ensuite shower room and two further double rooms share a large family bathroom. The ground floor has perfect entertaining space with a large kitchen family room taking full advantage of the panoramic views, a secret door that leads to the snug, and across the hallway past the utility room and cloakroom is a large sitting room with log burner. The home also benefits from a sophisticated Control4 smart home system, managing lighting, television, and music throughout the main ground floor rooms. To compliment the main house is a separate one bedroom apartment or guest suite above the double garage. The expansive gardens enjoy mostly south facing views with meandering pathways and a large Terrace perfect for entertaining.

Ground Floor

The entrance hall has a large oak framed porch and an oak entrance door leading to the hallway, with its hardwood floor, access to the utility room, cloakroom, lounge and the kitchen family room. The sitting room has two double glazed doors providing direct access to the rear terrace, a log burner with oak mantle and hearth, and two double glazed windows overlooking the frontage and quality hardwood oak floors.

The cloakroom has a low-level WC and wash basin with small cabinet beneath and hardwood floors. The utility room is fitted with a variety of attractive navy units with a Belfast sink; mixer tap and space and plumbing for a washing machine and tumble dryer. There's a glazed door that leads to the rear and a window overlooking the fields.

The kitchen family room offers spectacular south facing views via the double-glazed sliding doors that lead to the rear terrace. The Broadway kitchen has been fitted with a range of bespoke oak units with a large island unit, with walnut units, with feature lighting and some high-quality Miele appliances, including a six-ring induction hob and pop-up extractor fan, together with two single electric ovens, a steam oven and microwave, a dishwasher, wine chiller and adjoining granite work surfaces. There is access to a very useful pantry and a double-glazed door and views of the garden through the side window. Secret doors via a kitchen unit lead off to the snug with its views of both the front and rear, laminate floor and a log burner with raised hearth and exposed brick-built surround.

The principal ground floor rooms are also equipped with a sophisticated Control4 smart home system, allowing seamless control of the lighting, television, and music system throughout.

















First Floor

The galleried landing overlooks the entrance hall and has three large Velux double glazed windows and glazed and oak balustrades. Dunsmore Gate House has an array of fine period features, combined with modern touches. There's a window seat at the far end of the landing with views of the garden, an incredible feature wall (formerly part of the original homes side elevation), with a former feature window incorporated into the interior. There is access to four well-proportioned bedrooms and the family bathroom, and a bank of bespoke oak storage cupboards that lead to bedrooms three and four, one of which has built-in wardrobes, and both overlook the frontage. The family bathroom has been luxuriously appointed with a slipper bath, walk-in shower, wash basin, low-level WC and some contemporary tiling. Bedroom two enjoys fine views of the south-facing vista and is another double bedroom with its own ensuite shower room, with great views of the rear.

The principal bedroom offers incredible south-facing rear views over the countryside with a Juliet style glazed balcony and double-glazed patio doors, and a double-glazed dormer window overlooking the frontage. A door leads to the well-equipped dressing room with a variety of storage solutions, and a further door leads off to the ensuite shower room with walk-in shower, a range of contemporary wall and floor tiles, a low-level WC and a wash basin with vanity unit underneath and another double-glazed window that enjoys the fine views.









Guest apartment

Above the detached double garage is an external staircase that leads to the first floor with a small outside seating area and a door that leads to a one-bedroom studio apartment. The lounge and kitchen area has a dormer window overlooking the frontage and a kitchenette, with sink and mixer tap, single electric oven, a two-ring induction hob, a built-in fridge and a timber work surface. At the far end is a double bedroom area with dormer window overlooking the frontage and access to a shower room with wash basin, low level WC and a corner shower cubicle with electric shower.







Outside, Garage & Parking

Dunsmore Gatehouse has a gated frontage with a large Cotswold stone gravel driveway and access to the detached double garage, with its double doors and solar panels on the south facing roof. There is a useful log store on the boundary and a block paved pathway leading to the front entrance door and oak porch.

The plot in total is 0.63 acres, with south facing gardens, enjoying panoramic views over neighbouring farmland. At the rear of the house is a large terrace and steps leading down to the lawns with a modern covered verandah with sound system and electric heaters, perfect for a summer and winter retreat. The lower area of the garden has a raised splash pool and a small orchard with a variety of productive fruit trees, plus two stables on the corner of the boundary offering excellent storage. Within the garden is an attractive woodland, filled with wildlife and a tree lined meandering path and a stream with a small pedestrian bridge.





LOCATION

Clifton upon Dunsmore is a picturesque village in Warwickshire, just to the northeast of Rugby. It sits on slightly elevated ground, which gives it lovely views across the surrounding countryside and helps explain the “upon Dunsmore” part of its name — referring to the historic Dunsmore Heath. The village has a strong sense of community, with a mix of period cottages, character homes, and newer properties that together create a charming, timeless feel.

At the heart of Clifton is the village green and St Mary’s Church, a pretty historic building that’s been a local landmark for centuries. The village also has a well-regarded primary school, a popular local pub called The Bull Inn, and easy access to Rugby, which provides a full range of amenities, shopping, and rail connections to London and Birmingham.

Clifton is particularly sought after for its balance between rural character and convenience. It’s surrounded by farmland and country walks yet only a few minutes’ drive from the M6 and A5, making it ideal for commuters. The community spirit is strong, with local events and an active parish life, and the overall atmosphere is peaceful and welcoming — the kind of place that feels properly “villagey” but not remote.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – C.

Council Tax Band – E.

Local Authority – Rugby Borough Council.

Property Construction – Standard – cavity brick and tile.

Electricity Supply – Mains and solar panels.

Water Supply – Mains.

Drainage & Sewerage – Septic Tank. There will be maintenance costs involved – please speak with the agent for further information.

Heating – Electric.

Broadband – FTTP Ultrafast 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 – Garage parking for 2 cars and driveway parking for 4+ cars.

Special Notes – The property benefits from solar panels installed in 2010, which are owned outright by the current vendor, connected to the national grid and have 10 years remaining on the full feed in tariff. The property is split over two titles. Please speak to the agent for more information.

Directions – CV23 0BB

Viewing Arrangements

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

Website

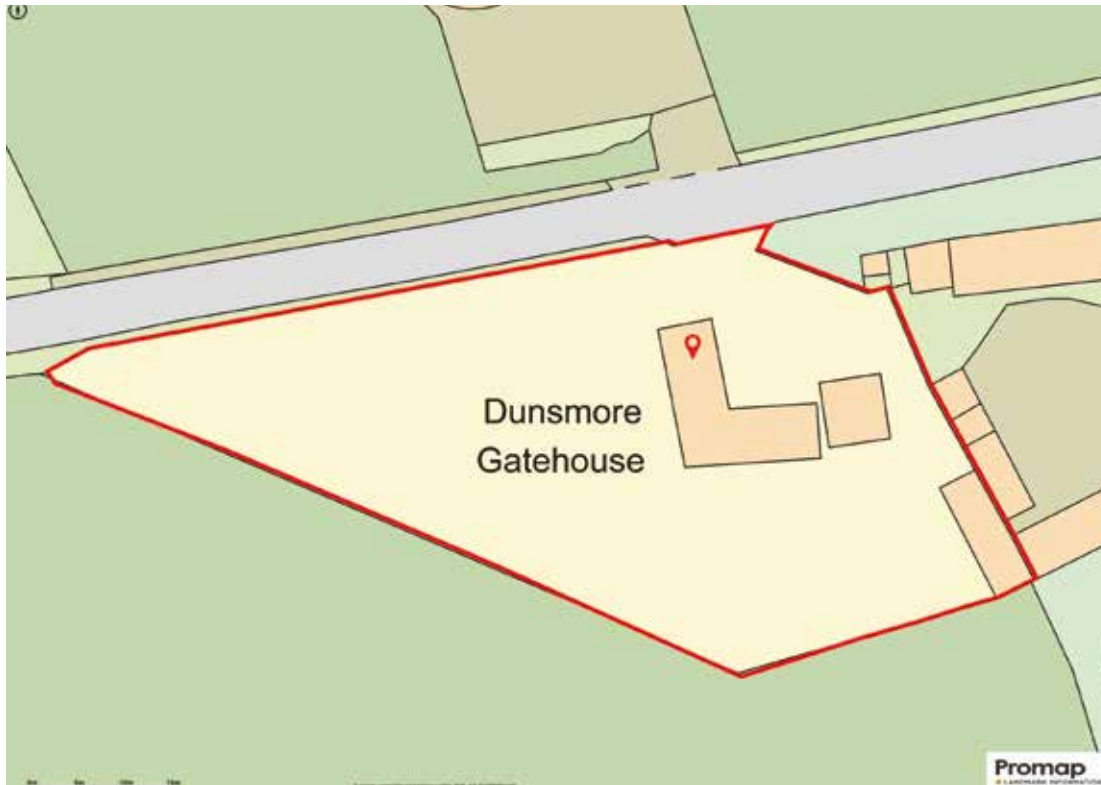
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

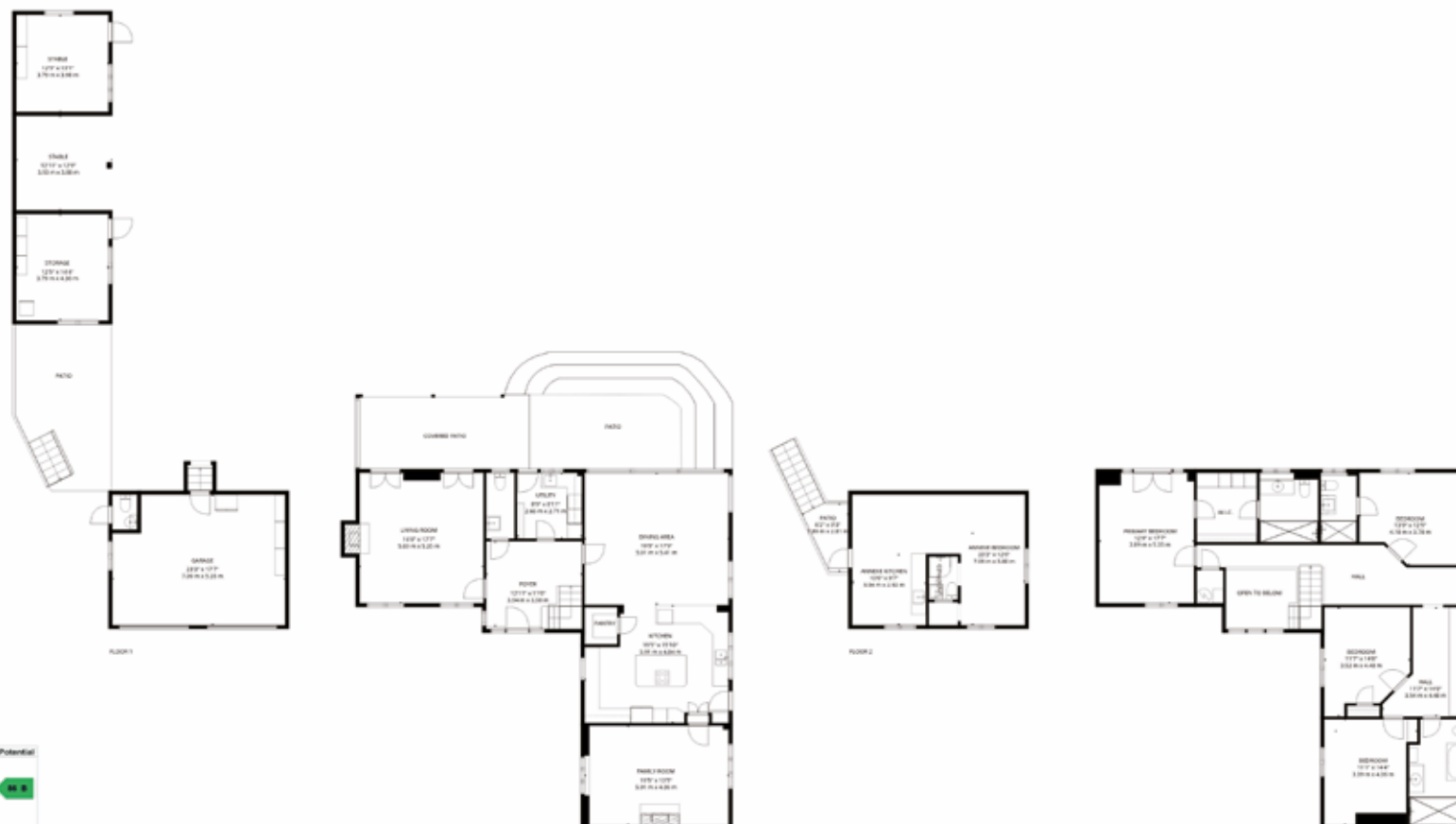
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





TOTAL: 3926 sq. ft, 365 m2
FLOOR 1: 2420 sq. ft, 225 m2, FLOOR 2: 1506 sq. ft, 140 m2
EXCLUDED AREAS: COVERED PATIO: 222 sq. ft, 21 m2, PATIO: 758 sq. ft, 70 m2, FIREPLACE: 10 sq. ft, 1 m2,
" ": 18 sq. ft, 2 m2, LOW CEILING: 307 sq. ft, 28 m2, OPEN TO BELOW: 72 sq. ft, 7 m2,
WALLS: 354 sq. ft, 32 m2



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.

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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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