



Manor Farm, Rugby, CV23 9RB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 28th JULY *** The Milking Parlour is a three-bedroom barn conversion which has been lovingly restored to a high-class standard throughout. You can find this stunning home nestled within the idyllic countryside, doorstep to the National Cycle route No. 41. This positioning provides almost immediate access to A45 for all commuting purposes, a short distance to Draycote Water and nearby local amenities.

This fabulous modern home boasts a wealth of living space and comprises in brief: light and bright open plan reception/dining/kitchen with sliding patio doors to either side of the room. The open plan kitchen has been thoughtfully designed to appreciate everyday family use and impressive with its sleek, urban industrial finish. Integrated appliances include a dishwasher, range master LPG gas oven with five ring burner stove top and fridge/freezer. Separate utility area is provided which includes a washing machine and external access which may be obtained through a 'front' door leading to the main road. Modern bathroom with full suite including shower over. Wrapping around to the side within its own wing is a further living space with wood burning stove, this leads to bedroom three which makes for the perfect guest bedroom/office.

To the first floor there are two well-proportioned double bedrooms which occupy either end of the galley landing, both rooms benefit from deluxe ensuite shower rooms and designated dressing areas.

With excellent pockets of outdoor space for personal use and designated parking this unique home is offered UNFURNISHED. Energy Rating D. Council Tax Band F. Pets considered.







Key Features

- AVAILABLE 28th JULY
- Draycote, Rugby
- Three Bedrooms, Three Bathrooms
- Barn Conversion
- Unfurnished
- Countryside Location
- Private Gardens & Designated Parking
- Energy Rating D
- Council Tax Band F
- Pets Considered

£2,350 PCM