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Rugby Road, Lilbourne
Offers Over £525,000

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ESTATE AGENTS

Rugby Road, Lilbourne, Rugby

Welcome to 'The Olde Bell House' formally a public house and despite being converted to a residential home a number of years ago, the property still retains much character and charm with large entertaining spaces and the original bar. This impressive semi detached unique home is almost 4000 sq ft and offers the ability for ground floor bungalow style living with two large bedrooms on the ground floor. In brief the property boasts four reception rooms, large kitchen, separate utility, six spacious bedrooms, four bathrooms, downstairs WC, double garage, side and rear gardens and triple garage. Situated in the heart of Lilbourne, this house offers a perfect blend of tranquillity and convenience.

Offered to market with no chain.

Entrance Porch And Hallway

Accessed from the front of the property via UPVC wood effect door with stained glass panel which also says 'The Olde Bell' into entrance hallway carpeted with two chandelier light points, wall mounted radiator and doors flowing off into;

Downstairs WC

A large room with built-in closet area for guest to hang coats with sliding doors to wash basin built into vanity unit with storage below and toilet.

Living Room

A large reception room consisting of the original bar, full-size snooker table, ample room for seating, wall lights, downlights, three feature pendants over snooker table, three wall mounted radiators and feature coving, picture rail, dado rail and two UPVC double glazed windows to the front elevation.

Dining Room

A further well size reception room with central chandelier and ceiling rose, UPVC double glazed window to the front elevation, wall mounted radiator, storage cupboard and dado rail. Door leading off to the kitchen.



Kitchen And Utility

A fully fitted kitchen with UPVC bay window consisting of range of high and low level cream high gloss units with black handles and modern black worktop, tiles splashback and tiled flooring. The kitchen includes an undercounter fridge freezer, wine wrecking and large integrated fridge. There is then further space for oven and dishwasher. Off the kitchen is a utility offering further storage with matching units, plumbing and space for washing machine and tumble dryer. The utility also houses the boiler.

Study

Accessed off the hallway is a study area with feature fireplace, picture rail, wall and ceiling lights and double doors through into the conservatory.

Conservatory

Large conservatory with tiled flooring, warm roof, radiator, two ceiling pendants and French doors out into the side garden and driveway area.

Master Suite, Dressing Room And En-suite

A master wing with corridor leading to dressing room and bedroom with further built in wardrobes, chandelier, wall mounted radiator, UPVC windows and french doors out into the rear courtyard garden. There is then a wet room off the bathroom

Further Downstairs Bedroom And En-suite

A further double bedroom with two built in wardrobes, UPVC window to the front elevation, wall mounted radiator, ceiling pendant and en-suite. The en-suite is a four piece suite consisting of; shower cubicle with electric shower, bath with gold taps, wash basin with gold fittings and toilet. The en-suite is fully tiled with radiator, ceiling pendant, UPVC window to the rear elevation and extractor.

Stairs Leading To First Floor Landing

Off the kitchen is a further hallway with tiled flooring, UPVC door to the rear courtyard garden and carpeted stairs leading to the first floor. Upstairs doors flow off into;

Upstairs Bedrooms

On the first floor there is a further four double bedrooms all carpeted with ceiling pendants, UPVC windows and wall mounted radiators.

Bathroom

Mainly tiled including bath with glass screen and mains shower over, wash basin, toilet, radiator, ceiling pendant, window to side elevation and large storage cupboard.

Shower Room

Fitted with shower cubicle with electric shower, radiator, wash basin, toliet and two UPVC double glazed windows to the rear elevation..

Driveway And Grounds

To the front the property has a part fenced, part walled side garden and driveway with cast iron fencing and electric gates leading to ample driveway space laid with Indian sandstone slabs. There is then a low maintenance resin side garden, bedding surrounds and composite decking seating area out from the conservatory. Outdoor lighting consists of decking lights and three feature cast iron lamppost style lights. Hidden away is a fenced off bin storage area and Calor gas tank. To the rear of the property there is a further courtyard area also fitted with Indian sandstone and feature gazebo seating area.



Carport

A timber built triple carport with pinched roof and outdoor sockets within.

Double Garage

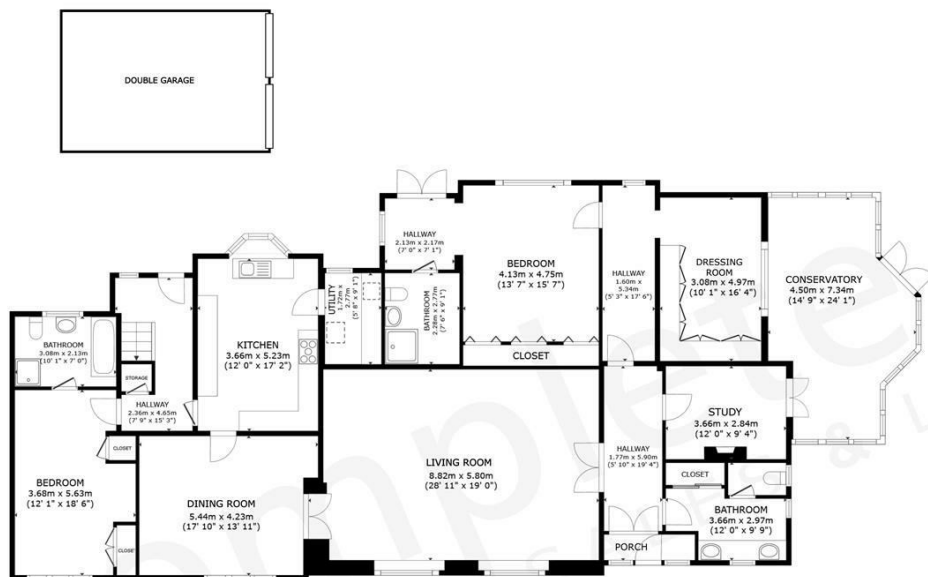
Double garage with power, lighting and personal door.

Location

Nestled in the heart of the beautiful Warwickshire countryside, the village of Lilbourne near Rugby offers a quintessential English rural lifestyle with the convenience of nearby amenities. This charming



village is known for its close-knit community, scenic surroundings, and historic character, providing an idyllic retreat just minutes from Rugby town center. Lilbourne features traditional cottages, spacious family homes, and a selection of modern residences, catering to a range of preferences. With easy access to major road networks like the M1 and M6, Lilbourne offers a seamless balance of rural tranquility and connectivity to nearby cities. Local amenities, reputable schools, and picturesque walking trails make it an ideal choice for families and professionals seeking a peaceful yet well-connected community.



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GROSS INTERNAL AREA
FLOOR 1 261.2 m² (2,812 sq.ft.) FLOOR 2 70.3 m² (757 sq.ft.)
TOTAL : 331.6 m² (3,569 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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