



Thwaite Barn, Pailton Road, Harborough Magna, Warwickshire, CV23 0HG

HOWKINS &  
HARRISON







# Thwaite Barn, Pailton Road, Harborough Magna, Warwickshire, CV23 0HG

Guide Price: £1,695,000

A fantastic opportunity to acquire a beautifully presented five bedroom barn conversion with equestrian facilities situated within a plot extending to 9.83 acres. This stunning property is located on the edge of Harborough Magna and has been much improved by the current owners. Converted in 1995 there is spacious accommodation presented over two floors which includes an orangery with wonderful countryside views. The land equates to 9.07 acres and facilities include four stables, a tack room and feed store, 40 x 20 manège, separate gym along with a magnificent outdoor entertainment area with outdoor kitchen.

## Features

- Five double bedrooms
- Master bedroom with bi-fold doors and vaulted ceiling
- A-framed spacious en-suite with original Batou bath to master
- Character throughout featuring A frame beams
- Electric Aga and Aga fridge/freezer
- Orangery
- Solid oak flooring
- Second en-suite with Villeroy and Boch fittings
- Magnificent bespoke wine cellar
- Spacious kitchen/breakfast room with underfloor heating
- Outdoor kitchen/entertainment area with an open fire
- Stable block with four stables, tack room and feed store
- Paddocks equating to just over 9 acres with field shelters
- 20 x 40 manège
- Separate outdoor gym
- Electronic Velux windows and aluminium triple glazed windows



## Location

Harborough Magna is a popular village, some four miles from Rugby town. The village has a popular public house, The Old Lion, and there is a wider range of local amenities in nearby Brinklow, Pailton and Easenhall. The village is ideally placed for commuters with Rugby station offering a high speed train service to London Euston in just under 50 minutes. There is access to the A5 at Pailton, and the M1, M6 and A14 are all a short drive away, giving immediate access to the motorway network and Birmingham international airport. Primary schooling is provided at The Revel in nearby Brinklow and Monks Kirby with the school's 'Early Birds' nursery located within the village of Harborough Magna. There is an excellent choice of both state and private secondary schooling in Coventry, Warwick, Princes Risborough, Bilton, and of course the world famous Rugby school. Harborough Magna Parish is within priority catchment area for the allocation of places at Lawrence Sheriff and Rugby High grammar schools. The property is also in the catchment area for Leicestershire schools such as Lutterworth High School and Lutterworth College.



## Ground Floor

Accessed through an oak framed porch, a solid oak door opens into the sitting room, with integrated sound system, exposed brick walls, oak stairs rising to the first floor and Victorian style radiators either side of a brick-built inglenook fireplace with log burner and beam over, which provides a delightful focal point to the room. There are windows either side of the fireplace with attractive solid oak shutters. Glazed doors with bespoke ironmongery provide access to a fabulous orangery which has recently been re-decorated and features an impressive roof lantern, which has recently been replaced. Strip mood lighting to the roof lantern and low-level floor lighting provides ambience to the room. With fitted shutters throughout and solid oak and underfloor heating, the orangery makes a great entertaining space particularly as there are bifold doors to the garden and further double doors leading to the kitchen. The kitchen is particularly impressive with high quality fixtures and fittings including a bespoke glass fronted wine cellar fitted to the understairs recess. Bespoke hand-built cream shaker style wall and base cabinets offer numerous storage solutions including integrated bread baskets, cutlery and pan drawers and an integrated bin system. A large island unit has complementing cabinets and a seated breakfast bar with white quartz work top over and a Philips Hue system provides mood lighting. The split-level kitchen, with a combination of oak and tiled flooring, has underfloor heating throughout, a fabulous pantry, oak shelving and bespoke bench to one corner with storage below. Integrated appliances include an Electrikitt Aga with four ovens and two hot plates, an impressive Aga fridge/freezer with wine cabinet, dishwasher, Miele coffee machine and microwave. The spacious boot room with vaulted ceiling is fitted with grey shaker style cabinets, electronic Velux window and has space with plumbing for a washing machine and tumble drier. There is a stable door leading to the outside and a fitted bench in between two tall shaker style storage cupboards. An inner hall is accessed from the utility and has complementing cabinets housing the boiler and hot water cylinder. From here an oak door leads to the wet room fitted with a Staffordshire Charlotte high level cistern and pan, handheld toilet/bidet spray and wash hand basin.











## Ground Floor Master Suite

The principal bedroom is particularly spacious and this stunning suite features exposed timbers and an A-frame beam, bespoke bedroom furniture which includes two walk-in wardrobes with automatic lighting and complementing fitted drawers. There is an electronic Velux window, obscure glazed bifold doors to one wall, with floor level lighting, and an equally impressive and spacious en-suite bathroom, with further A-frame exposed beam and electronic Velux. Fittings include Porcelanosa tiling, a pig tail chrome wall hung radiator, walk-in shower enclosure, wall hung wc and mounted flush, reclaimed original Batou bath along with 'his and hers' wash hand basin with mirrors and lighting over and vanity below.









## First Floor

A spacious landing with attractive exposed timbers and brickwork has a window over affording plenty of natural light. Doors provide access to four double bedrooms and the family bathroom. Bedroom two, formerly the principal bedroom, has a vaulted ceiling and is fitted to an open plan design featuring built-in wardrobes and drawers along with a spiral staircase leading to a minstrels gallery on the second floor, which makes an ideal dressing area or office. There is exposed brickwork, a stained glass window, exposed timbers and dual aspect windows. The en-suite features a Victorian style towel ladder, freestanding contemporary bath with wash stand, wc and a bespoke unit with oak worktop and wash hand basin, over which are two fitted mirrors one with lighting. There are three further bedrooms, one of which has a Juliet balcony accessed via glazed doors providing views across the land and countryside. The family bathroom with vaulted ceiling is fitted to a high standard with Porcelonsa floor tiles, contemporary Krion fitted furniture including an attractive shelf unit, wall hung wash hand basin and mirror. There is a spacious wet area with rainforest shower and separate handheld shower attachment, chrome heated towel ladder and an electronic Velux window.



## Outside

The property is approached via a tree lined driveway which leads to ornate, wrought iron electric gates in between brick-built pillars with coach lamps attached. Beyond the gates there is a gravel drive with parking for numerous vehicles. The driveway extends around to the rear of the property and leads to a five bar gate beyond which, is a large resin patio in front of the impressive oak framed outdoor entertainment area, which has a cedar shingle roof and concrete railway sleeper flooring. Within this wonderful outdoor space there is a brick-built inglenook fireplace with an open fire, along with two further heaters. There is a large timber framed fitted kitchen with stainless steel surfaces creating a breakfast bar and spacious preparation area, below which there is further stainless steel storage cupboards and a wine chiller. A Napoleon barbecue is fitted within the preparation area. To the side of the outdoor area there is an astroturf surface. The property further benefits from outside lighting and formal gardens with established trees and sleeper edged planted borders, along with a garden shed and log store.







## The Paddocks and Stables

The paddocks are currently divided into four and equate to just over 9 acres in total. There is a 20 x 40 manège, a field shelter, four stables, a feed room and tack room, as well as a gym with rubber surface, fitted mirrors, bifold doors and picture window overlooking the land. One of the stables, closest to the house, includes double opening doors and can alternatively be used as a garage.





## Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – G.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		76
(56-68)	57	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Pailton Road, Rugby, CV23

Approximate Area = 3360 sq ft / 312.1 sq m  
Outbuilding = 1698 sq ft / 157.7 sq m  
Total = 5058 sq ft / 469.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Howkins & Harrison. REF: 1109379

## Howkins & Harrison

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