



Lodge Farmhouse, Yelvertoft Road, Lilbourne, Rugby, Warwickshire, CV23 0SZ

HOWKINS &  
HARRISON

Lodge Farmhouse,  
Yelvertoft Road, Lilbourne,  
Warwickshire, CV23 0SZ

Guide Price: £750,000

A four bedroom detached property with stables, outbuildings and land sitting in a total plot of 7.22 acres.

#### Features

- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Total plot 7.22 acres
- Outbuilding with three stables, two stores and mezzanine
- Outbuilding with two barns, store and mezzanine
- Outbuilding with stable and two stores
- Additional 6.40 acres available by separate negotiation

#### Overage Clause

The land at the property (not house and buildings) will be sold with an overage clause to reserve 30% of any uplift in value attributed to any change of use or planning permission for a period of 30 years. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.



## Location

Lilbourne is situated approximately three miles east of Rugby and five miles south of Lutterworth. The village is ideally situated for the commuter with excellent nearby road links, including the A5, A14, A45, M6, and M1. The nearby Rugby rail station offers a Virgin high speed service to London Euston in just less than 50 minutes. The Head of Steam public house offers private functions outside of normal opening hours and just outside of Lilbourne, the local church, All Saints, which is a Grade I listed dates back to the 12th century. Primary schooling is found in nearby Yelvertoft with senior schooling at nearby Guilsborough, as well as a wide range of both state and private schooling in Rugby, Northampton and Coventry. Day to day shopping is available at Crick with a wider range of shopping facilities can be found in Rugby, Northampton and Coventry.

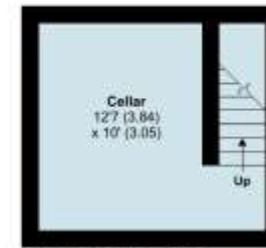
## Additional Land

An additional 6.40 acres of land (shown hatched on the plan) is available by separate negotiation to the purchaser of the farmhouse or Lot 1 of the farmland. It will not be offered for sale as an individual lot. Please note the farmland will have direct access from the road so will not continue to be through the farmhouse plot.

## Lodge Farm, Yelvertoft Road, Lilbourne, Rugby, CV23

Approximate Area = 1765 sq ft / 164 sq m  
Outbuildings = 5924 sq ft / 550.3 sq m  
Total = 7689 sq ft / 714.3 sq m

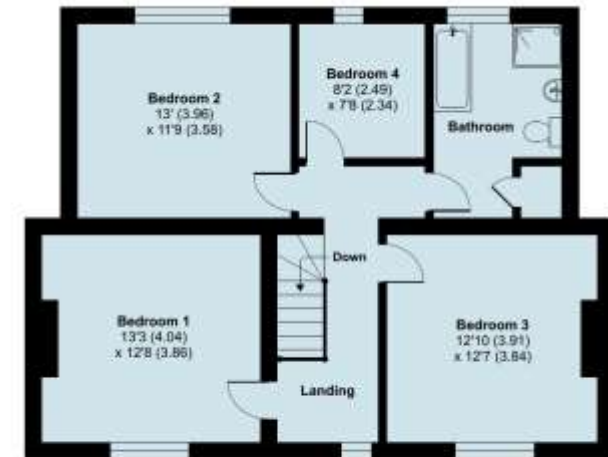
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickbeam 2024. Produced for Hawkins & Yarnham. REF: 1199323

## Ground Floor

The property is accessed via a UPVC door, opening into a porch from which a part glazed door provides access to the kitchen, which has ceramic tiled flooring, an exposed ceiling timber and is fitted with a variety of white shaker style wall and base units, including drawers and pan drawers with work surfaces over. Integrated appliances include an electric Diplomat oven and hob with extractor fan over with space available for additional appliances. A door from the kitchen leads to the hall, which has stairs rising to the first floor and doors leading to the ground floor accommodation, along with a door to the rear garden. A further door provides access to the cellar. The sitting room has dual aspect windows and ceiling beam with the focal point of the room being an Adams style open feature fireplace. There are two further reception rooms including a dining room, with storage cupboard and dual aspect windows, and a family room with ceiling beam and brick-built fireplace (currently not in use).



## First Floor

A spacious landing has doors leading to four bedrooms and the family bathroom. Bedrooms one and three overlook the rear aspect with bedroom two and four overlooking the front. The family bathroom is of a generous size and has attractive ceramic floor tiling and tiling to the splashback areas, comprising of a panelled bath, shower enclosure and WC.

## Outside

The property is accessed via a gate which leads to hard standing in front of a five bar gate which provides access to the paddock. Adjacent to the hard standing, there is a picket fence and gate which provides access to a large block paved yard with parking for numerous vehicles. There are two outbuildings within the yard, one of which is divided into three stables and two stores with a mezzanine over, and the other offering two barns and a store with mezzanine over. An additional outbuilding is located to the side of the hard standing, adjacent to the access to the paddock, and has double gates, a large storage area and two storerooms. The rear garden is bound by a variety of shrubs and trees and is mainly laid to lawn, with a gate which provides access to the land. A picket fence separates the rear garden from another separate garden to the side of the property.

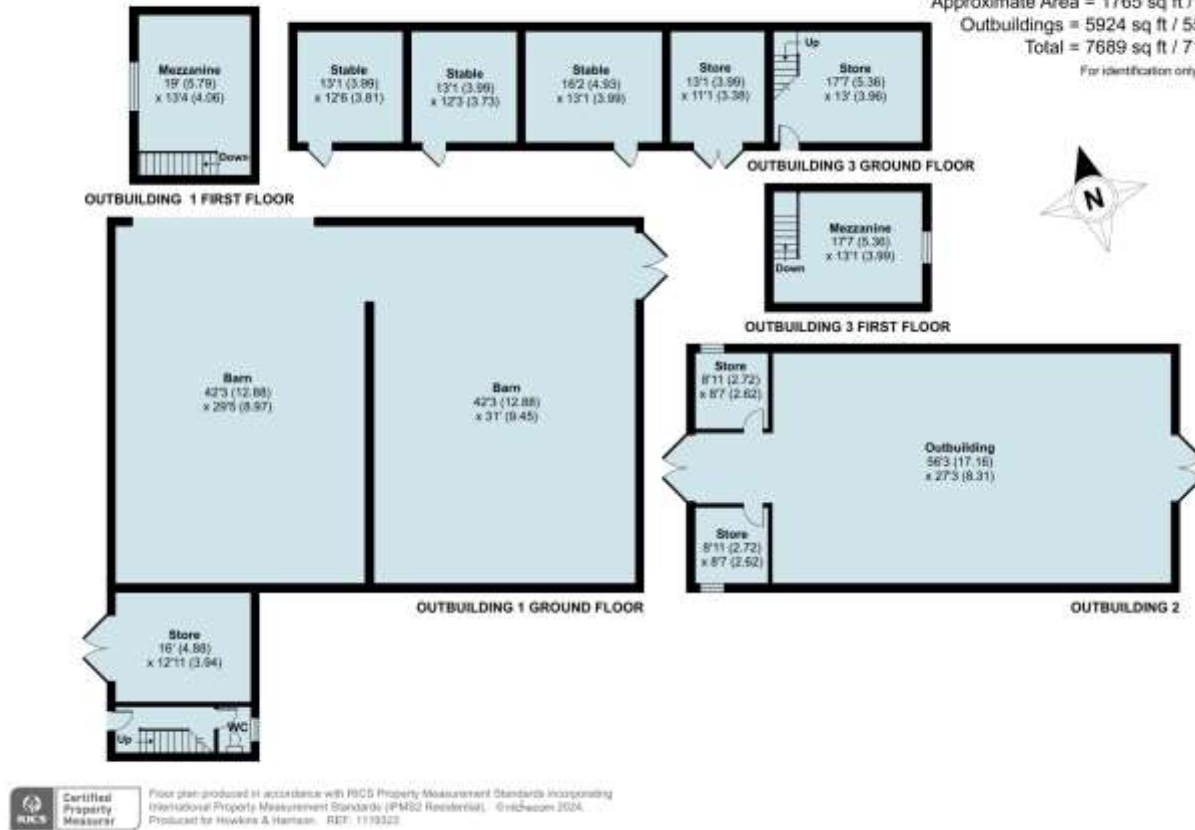
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For identification only - Not to scale



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01788-564666.

## Fixtures and Fittings

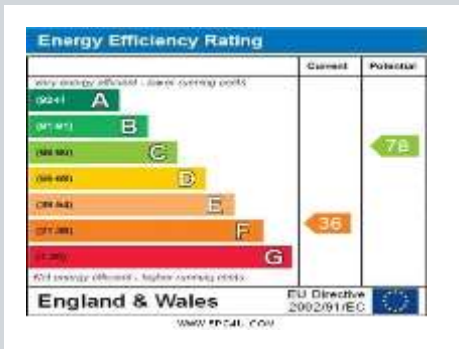
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

West Northamptonshire Council. Tel: 0300 126 7000.  
Council Tax Band – D.



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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