



The Granary, Montilo Lane, Pailton, Rugby, Warwickshire, CV23 0QN

HOWKINS &
HARRISON



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Pailton, Rugby,
Warwickshire, CV23 0QN

Guide Price: £950,000

An opportunity to acquire a stunning barn conversion with five bedrooms, finished to a high specification and beautifully presented throughout. The property is situated in a semi rural location and sits within a plot of approximately 0.49 of an acre with stables, garage, car port and an impressive cedar framed summer house.

Features

- Quality Neptune kitchen and bathrooms
- Hardwood windows and doors replaced two years ago
- Oak internal doors
- Underfloor heating to ground floor and bathrooms
- Five bedrooms
- Family bathroom and two en-suites
- Exposed beams
- 0.49 acre total plot
- Car port
- Parking for several vehicles
- Garage
- Fabulous summer house (18 x 13 ft) with power and heating
- Landscaped gardens
- Semi rural location
- Two stables



Location

Pailton is a small and very attractive village about 6.5 miles north-west of Rugby and 5.7 miles from Lutterworth. Primary schooling is available at the very well-regarded Revel School and there is an impressive range of excellent senior schooling in Rugby, Lutterworth and Coventry. Schools in Rugby include Rugby High School, Lawrence Sheriff School, Princethorpe College and the world-famous Rugby School. The schooling in Lutterworth is very popular which includes Lutterworth High School and Lutterworth College, both of which are highly regarded. The property is also well positioned for the commuter with easy access to the motorway network (M1, M6, M69 M42, A5 and A361) and excellent rail links from Rugby station, including a regular high-speed service to London Euston taking approximately 50 minutes.



Ground Floor

The front door opens into a spacious entrance hall with exposed ceiling timbers. The entrance hall is open plan to the kitchen/breakfast room and is fitted with porcelain ceramic floor tiles which extend through to the kitchen. From the hall stairs, with useful storage cupboard beneath, rise to the first floor and doors lead to the remaining ground floor accommodation including a further built-in cupboard, ideal for coats and shoes and the downstairs cloakroom which is fitted with attractive panelling to the walls, corner vanity unit with marble top and oval wash hand basin, along with a WC. The open plan kitchen/breakfast room is flooded with natural light from the floor to ceiling glazed panels which overlook the front elevation. The kitchen has been fitted with a high-quality Neptune kitchen to the Suffolk design, incorporating numerous wall and base cabinets including shelving, cutlery and pan drawers, with quartz work surfaces over in Bianco Drift. There is a seated breakfast bar area and a social seating area, currently housing a sofa and armchairs, providing a perfect space for gathering with family or guests. Integrated appliances include double electric ovens, induction hob, bin storage, dishwasher and fridge. The utility room features a stable door which provides access to the rear garden and is fitted with a further range of complementing Neptune cabinets with quartz work surfaces over, along with an integrated fridge and washing machine. The dining room overlooks the rear aspect with glazed panels either side of double doors which lead to the garden. There are exposed ceiling beams and double oak doors which provide access to the sitting room, which is a well-proportioned light and airy space, with further ceiling timbers and double doors to the rear. An attractive, exposed brick -built fireplace, with oak beam over and slate hearth, provides a welcoming focal point to the room.





First Floor

A spacious galleried landing, with vaulted ceiling and exposed timbers, has oak doors leading to a useful built-in cupboard, five bedrooms and the family bathroom. The principal bedroom also boasts a vaulted ceiling, with features including A-frame beams, a window overlooking the side aspect and double doors which lead to a Juliet balcony. There are fitted wardrobes to one wall and an attached en-suite shower room, with vaulted ceiling and conservation Velux window, along with a further A-frame beam. The en-suite is fitted with white washed wood effect flooring and a Neptune bathroom suite, which includes a Neptune Edinburgh wash stand with marble top and Bamburgh lever taps, chrome and glass shower enclosure with rainfall shower over, an integrated shelf, heated towel ladder and a WC with wall mounted flush, finished with and Metro style tiling to the walls. Adjacent to the principal bedroom is a further bedroom with exposed timbers and vaulted ceiling. The landing extends beyond the staircase, with three further bedrooms, one of which is currently being used as a study/home office. The guest bedroom also benefits from its own en-suite and is fitted to a similar design to the en-suite to the principal bedroom. There are dual aspect windows which overlook the side and rear aspects. Fitted to a high standard, the family bathroom has exposed timbers and is fitted with wood effect flooring, a ball and claw foot Victorian style bath, wall mounted WC, chrome and glass shower enclosure with metro style tiling and a rainfall shower head, a Victorian style heated towel radiator and an attractive Neptune Chichester double drawer washstand with marble top.





Outside

Double electric gates open to a tarmacadam driveway which leads to a block paved area, providing parking for several vehicles. This extends to a car port with pitched roof beyond which, are double five bar wooden gates giving access to the paddock and rear garden. To the rear of the barn is an attached brick-built garage with double wooden doors, in front of which is further space for vehicular parking and to the side is a gravelled area with mature planting. The beautifully landscaped rear garden is mainly laid to lawn, with a spacious paved patio area, which includes a brick-built pizza oven, providing an ideal space for outdoor dining and entertaining. There are raised sleeper beds planted with a variety of pretty seasonal plants. Mature low-level hedging separates the garden from the paddock area, which has a stunning cedar framed summer house with pitched and tiled roof. This impressive space has heating and a wine chiller, making it a wonderful indoor entertaining area. To the corner of the paddock there are two stables of timber construction. The garden and house measure 0.17 acres whilst the paddock measures 0.32 acres and is enclosed by a combination of brick-built walls, mature hedging and post and rail fencing.







Viewing

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

Fixtures and Fittings

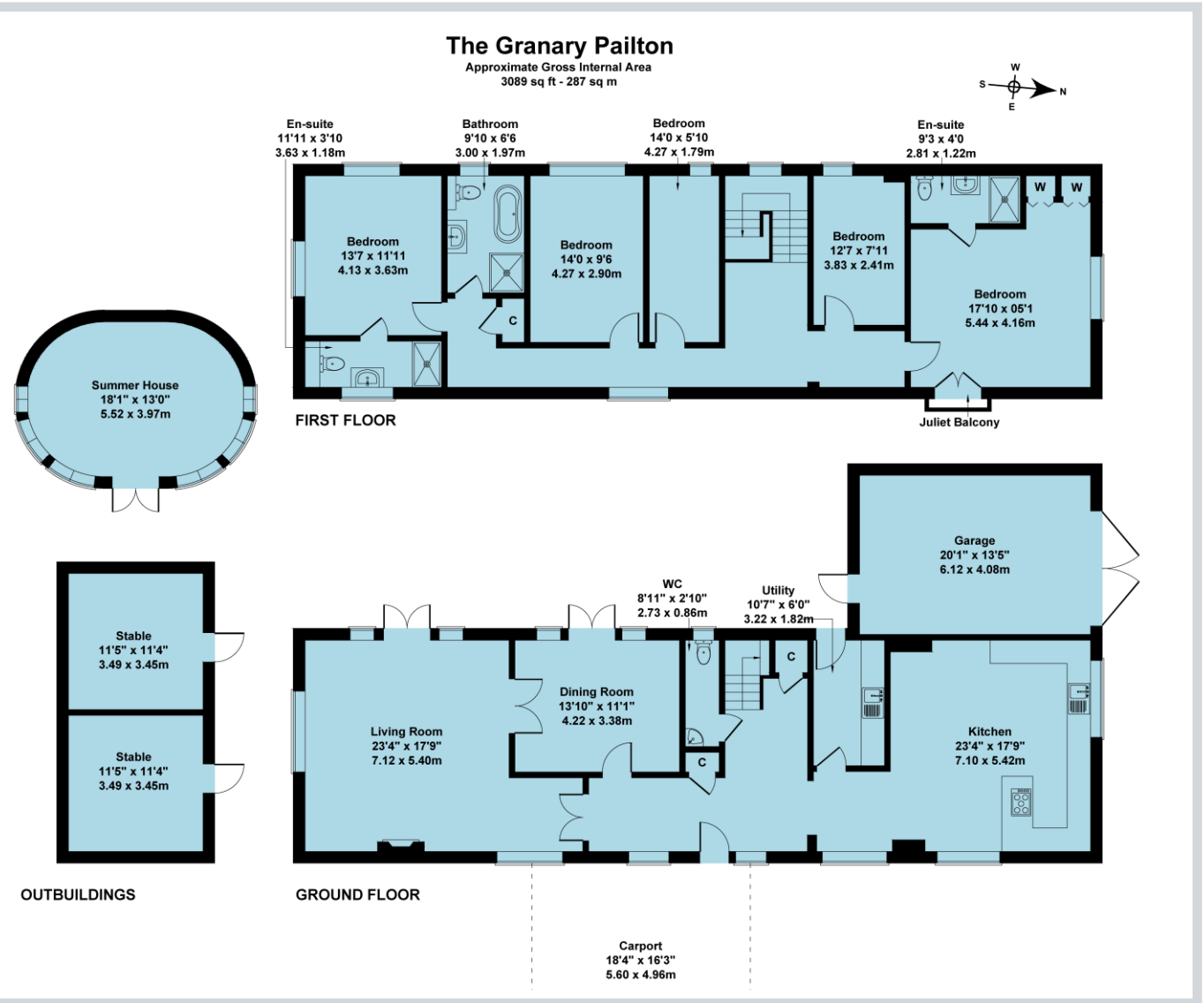
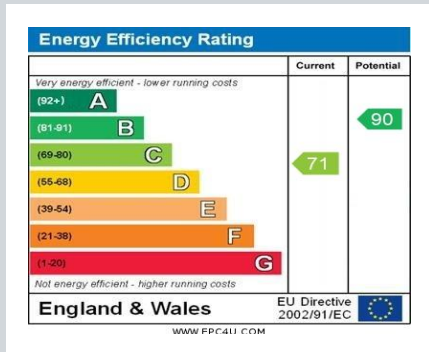
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



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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.

