



The Priors, Leamington Road, Princethorpe, Rugby, Warwickshire, CV23 9PU

HOWKINS &  
HARRISON







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Princethorpe, Rugby,  
Warwickshire, CV23 9PU

Offers in Excess of: £850,000

A rare opportunity to acquire an impressive barn conversion, with attached one bedroom annexe, offering over 3,200 sq ft of accommodation, set in an exclusive development of four character properties, located in the highly desirable village of Princethorpe. Boasting three bedrooms to the main residence all with en-suites, two reception rooms and a stunning open plan kitchen/dining/living space, ideal for entertaining. Benefitting from character features and stunning countryside views which extend across to the well renowned Princethorpe College and its wonderful grounds.

### Features

- Highly desirable village location
- Wonderful uninterrupted views
- Four bedrooms including attached annexe with self contained living space
- Fabulous open plan kitchen/diner/conservatory
- Impressive reception hall and two reception rooms
- Flagstone flooring and exposed beams
- Three bedrooms to the main house all with en-suites
- Two en-suites being recently refitted with underfloor heating
- Fabulous master bedroom with bespoke en-suite and dressing area
- Total plot extending to 0.31 acres or thereabouts
- Generous rear garden
- Two larger than average size garages
- One bedroom Annexe





## Location

Princethorpe is a highly desirable village located midway between Rugby and Royal Leamington Spa. The village includes a public house called The Three Horsehoes and situated just outside the village, is the highly regarded Princethorpe College – a highly popular Roman Catholic co-educational independent day school accommodating pupils aged 11-18 years, welcoming students of all faiths. Primary schooling is also available locally is Our Lady's Primary school for children aged between 4-11. There is also an impressive range of schooling available in Rugby and Coventry. Schools in Rugby include Rugby High School for girls and Lawrence Sheriff School for boys, along with the world famous Rugby School. The village is surrounded by attractive Warwickshire countryside and is ideally situated for the commuter with excellent access to road networks nearby. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes. The Jaguar Land Rover and Aston Martin installations at both Coventry and Gaydon are within easy reach. Local shops and further services can be found in the nearby village of Stretton on Dunsmore.



## Ground Floor Living Accommodation

From under an attractive oak framed porch with a pitched tiled roof, glazed leaded double doors with glass panels either side lead to an entrance porch, which in turn open into a grand reception hall, with an impressive, vaulted ceiling, characterful beams and A frame timbers, exposed brick walls and beautiful flagstone flooring. A central fireplace with exposed brickwork and log burning fire inset provides a wonderful focal point to this welcoming space. To one side an opening with solid wooden flooring leads to the main living accommodation and to the opposite side of the reception hall a door opens into an inner hall which provides access to the bedroom wing. The sitting room boasts dual aspect windows, affording plenty of natural light, exposed wooden flooring and attractive ceiling timbers and beams. The focal point to the room is a wonderful inglenook fireplace with open fire and fire grate, providing a welcoming feel to the room. The very spacious open plan kitchen/dining room is the hub of the home, providing a wonderful space for entertaining or family gatherings. There is a continuation of the flagstone flooring from the reception hall and an equally impressive, vaulted ceiling with exposed timbers and A frame beams. This open plan space is flooded with light and extends into the conservatory, with brick base and glass roof with roof lantern, which is used as the formal dining area. From here there glazed leaded French doors provide views over and give access to the delightful rear garden. The kitchen itself is fitted with a comprehensive range of cream shaker style base and eye level units with chrome handles, incorporating numerous cupboards, drawers and glass fronted display cabinets, complemented by wood effect work surfaces and metro style tiling to the splash back areas. A large central, seated breakfast bar area provides further storage solutions with additional cupboards and drawers, along with an undercounter fridge and freezer. There is space for a range style cooker and an American fridge/freezer, with integrated appliances to include a dishwasher and microwave oven. A wooden door to the side of the kitchen gives access to the side of the property. Off the kitchen is a useful boot room, with marble effect flooring, and the ground floor cloakroom, fitted with a large sink with vanity unit beneath and a WC.











## Bedrooms

An inner hallway with solid wooden flooring and exposed beams, leads to three generously sized double bedrooms, all benefitting from their own en-suites, along with a large airing cupboard with double doors which houses the gas boiler and hot water tank and has space with plumbing for a washing machine and tumble dryer. The stunning master suite has a high vaulted ceiling with exposed timbers, multi aspect windows with exposed brick feature surrounds and limestone tiled flooring. A contemporary stone resin staircase provides access to a large mezzanine with attractive glass balustrade and exposed wooden flooring. This floor is occupied by a bespoke master suite, which has a distinct contemporary feel and a generous dressing area with built-in wardrobes extending across an entire wall, providing an abundance of space for clothing and shoe storage. A focal point to the en-suite is a bath centrally located and inset into a resin base with steps leading up and resin screening wall behind. On the opposite side of the wall is a wash hand basin with resin-built shelving, bidet, WC and a walk-in shower enclosure with thermostatic shower.

Bedroom two overlooks the front aspect and boasts a beautifully re-fitted en-suite shower room with underfloor heating. The stunning bathroom is fully tiled to the floor and walls with impressive marble tiling, comprises of a contemporary suite which includes a double walk-in shower enclosure with a thermostatic rainfall shower and fluted glass screen, vanity unit with wash hand basin inset and LED mirror above, WC, chrome heated towel radiator, tiled inset shelving with chrome trim and a ceiling panel with down lighting. Bedroom three is also located to the front aspect and benefits from an equally impressive, re-fitted shower room with underfloor heating, along with its own walk-in dressing area which has plenty of shelving and hanging space. The en-suite is also finished to a contemporary style with marble tiling to the walls and floor, fitted with a large walk-in shower with thermostatic rainfall shower, separate hand held attachment and a glass and chrome door, a wall mounted vanity unit with drawers beneath and wash hand basin with LED mirror above, WC, Antique brass flat panel towel radiator, tiled inset shelving with chrome trim and a ceiling panel with down lighting.



# The Priory, Leamington Road, Princethorpe, Rugby, CV23

Approximate Area = 2614 sq ft / 242.8 sq m

Annexe = 360 sq ft / 33.4 sq m

Garages = 322 sq ft / 29.9 sq m

Total = 3296 sq ft / 306.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Howkins & Harrison. REF: 1234319



## Outside and Garages

The property is situated in an exclusive development of four character properties with walled entrance, providing privacy and security. A block paved turning circle allows for easy access to each of the properties. A gravelled area to the front of the property provides parking for numerous vehicles, with further parking available on the block paved driveway located in front of two spacious garages. The garages have double opening wooden doors and high ceilings, both with light and power connected. One of the garages benefits from a mezzanine level.



## Rear Garden

To the side of the property, an attractive wooden pergola with decorative wooden gate provides access to the rear garden, which is of a generous size, with the total plot extending to 0.31 acres. The garden is mainly laid to lawn with well-established borders to the side boundaries planted with a variety of herbaceous plants and mature trees. A very large patio area laid with Indian sandstone paving provides a wonderful outdoor space, ideal for outdoor dining and entertaining. At the end of the garden post and rail wooden fencing allows for uninterrupted views of the stunning open countryside and across to the highly regarded Princethorpe College with its wonderful grounds.







## Annexe

Double glazed leaded panels doors open into the attached, self-contained annex which is a generous open plan kitchen/living space, ideal for a dependant relative/family member or for visiting guests. There is ample bedroom and living space with a kitchenette area fitted with a stainless-steel sink with stainless steel drawers and cupboard beneath, electric oven and hob with extractor hood above, along with undercounter space for a dishwasher and washing machine, with a wooden worktop over. A door with a feature glass block window leads to an en-suite shower room comprising of a shower enclosure with aqua panelling and a thermostatic shower, wash hand basing and WC.





## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

## Fixtures and Fittings

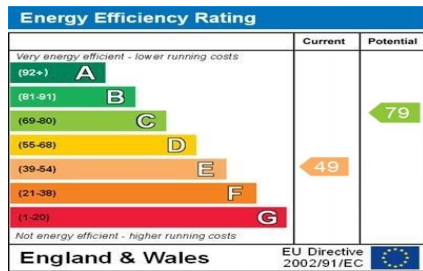
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

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



## Howkins & Harrison

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