



5 Church Walk, Barby, Rugby, Warwickshire, CV23 8TW

HOWKINS &  
HARRISON



5 Church Walk, Barby,  
Rugby, Warwickshire,  
CV23 8TW

Guide Price: £315,000

Nestled in the charming village of Barby, this delightful character cottage on Church Walk is positioned on a no through lane and offered for sale with no onward chain. The property boasts two inviting reception rooms, three well-proportioned bedrooms, a family bathroom, fitted kitchen, utility room, ground floor WC, private garden and a single garage.

#### Features

- Sought after village location
- Character cottage
- Located on a quiet no through road
- Two reception rooms
- Wood burning stoves
- Three bedrooms
- Utility room and downstairs WC
- Oil central heating
- Enclosed rear garden
- Single garage
- No onward chain



## Location

Barby village is a friendly and well-served village with a popular garden centre, public house - The Arnold Arms serving great food and drink, village shop, village hall, children's play area and post office along with St Mary's Church and Church of England primary school. There are also village tennis courts which have just been recently re-surfaced. The village is located on a hill overlooking valleys and is close to the Oxford canal, approximately 5 miles from Rugby and about 7 miles from Daventry. Barby Cricket Ground is in Longdown Lane opposite the windmill. Schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. Day-to-day shopping can be found in the neighbouring market towns of Rugby and Daventry where there is a wide range of High Street and independent retail outlets. The excellent road networks give immediate access to the A5, A14, A361 as well as the extensive motorway network. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.



## Ground Floor

The front door opens into the entrance hall, with the staircase rising to the first floor and a door leading through to the dining room, which is fitted with wood effect laminate flooring and has original wooden brace and latch doors opening through to the kitchen and sitting room. A focal point to the room is a wood burning stove inset into a fireplace with exposed brick work to the back of the hearth and the main wall to the room. The delightful cottage kitchen is fitted with a range of painted shaker style units with a Belfast sink and complementing wooden work tops. There is space for a freestanding cooker with extractor hood above and a dishwasher. A utility room complements the well-appointed kitchen and has space with plumbing for appliances. Off the dining room is a cosy sitting room which has a continuation of the oak flooring and a wrought iron Victorian fireplace with a further wood burning stove. A door through to an inner hallway provides access to the ground floor WC.

## First Floor

The landing space to the first floor offers a study area, with doors opening into three good size bedrooms, with original Victorian fireplaces to bedrooms two and three. The family shower room completes the first floor accommodation and is fitted with a modern white suite comprising of a shower enclosure, wash hand basin and WC.

## Outside

The garden is situated to the front of the property and is enclosed by hedging and fencing, with patio seating areas and a single garage with access from the garden, along with an oil tank hidden by trellising and a bin store.



## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. 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 – C.

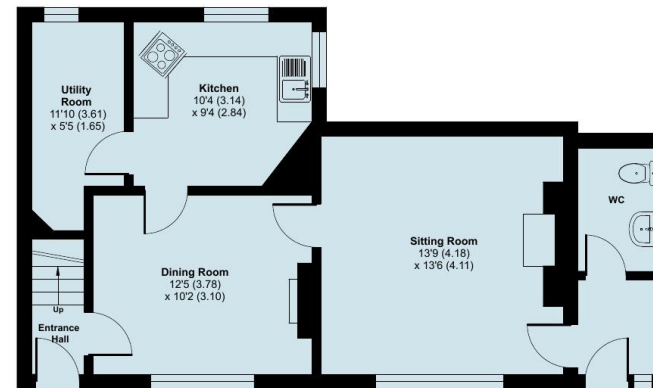
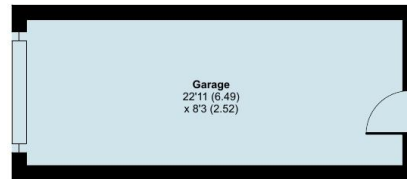
## Church Walk, Barby, Rugby, CV23

Approximate Area = 1085 sq ft / 100.7 sq m

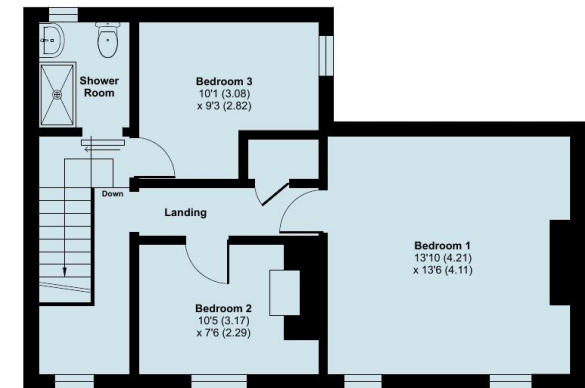
Garage = 176 sq ft / 16.3 sq m

Total = 1261 sq ft / 117 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1252129

## Howkins & Harrison

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