



Fairholme Farm, 12 Daventry Road, Barby, Warwickshire, CV23 8TR

HOWKINS &
HARRISON



Fairholme Farm,
12 Daventry Road, Barby,
Warwickshire, CV23 8TR

Guide Price: £1,350,000

An opportunity to acquire a fabulous Grade II listed, five bedroom Northamptonshire stone farmhouse with separate two bedroom cottage, double garage and outbuildings. Located in the sought after village of Barby, the property sits on a total plot extending to 3.25 acres, which includes a 2.08 acre paddock and further benefits from six stables, three of which are listed.

Features

- Popular village location
- Period stone-built property
- Character
- Farmhouse kitchen
- Attractive panelled dining room
- Exposed beams
- Five bedrooms
- Three bathrooms
- Two bedroom cottage with two bathrooms
- Double garage and parking for several vehicles
- Six stables
- Outbuilding with car port, wood store, workshop, store and office
- 2.08 acre paddock
- Landscaped formal gardens



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 to a spacious entrance hall, with stairs rising to the first floor and brace and latch doors leading through to the ground floor accommodation, including a lovely snug with exposed ceiling timbers, original storage cupboards with shelves over either side of a cast iron open fire with wooden surround and slate hearth. Double multipaned French doors provide access to the rear garden. The living room has exposed beams and ceiling timbers, a window with window seat overlooking the front elevation and a wonderful inglenook fireplace with cast iron fire, exposed brickwork, bread ovens, beam over and flagstone hearth. An opening surrounded by exposed Northamptonshire stone leads through to the dining room with attractive bespoke panelling to the walls, a bay window which overlooks the wonderful formal gardens and a multi paned door which provides rear access. The farmhouse kitchen, with quarry tiled flooring, is fitted with a range of light oak wall and base kitchen cabinets including display cabinets, wine rack, cutlery and pan drawers with complementing work surface over. There are ceiling timbers, dual aspect windows overlooking both the front and rear aspects, along with an inglenook with bread oven which houses one of two Aga's in the kitchen. Further appliances include a dishwasher and fridge. A door from the kitchen leads to an inner lobby, with further doors leading to the rear garden and a shower room fitted with quarry tiled flooring, shower enclosure, WC and wash hand basin. The spacious utility room is also accessed from the kitchen and provides further storage options including a walk-in pantry, wooden base units with marble worktops, a Belfast sink, LG fridge/freezer, washing machine and tumble drier. There is a built-in lift which provides access to the principal bedroom's en-suite above.





First Floor

A spacious split level landing with windows has brace and latch doors leading to three bedrooms and the family bathroom, which is fully tiled with white wall tiles with mosaic inserts and fitted with a panelled bath with Victoriana mixer taps over, Victoriana wash hand basin, WC and shower enclosure. The guest bedroom is located adjacent to the family bathroom and has dual aspect windows overlooking the front and rear aspect, along with a useful linen cupboard, fitted shelves and ceiling timber. A further bedroom also adjacent to the bathroom has exposed wooden floorboards, fitted shelving, ceiling timber and window overlooking the rear aspect. The principal bedroom boasts dual aspect windows, exposed timbers to the walls and has an impressive spacious en-suite attached which has much character and comprises of a wash hand basin, WC, bidet, ball and claw foot enamel bath with wash stand over along with a lift which is accessed from the utility room below.



Second Floor

A Velux window provides natural light to the galleried landing with benefits from under eaves storage, exposed timbers and brace and latch doors through to two further bedrooms, both of which have dual aspect windows and wonderful views across the formal gardens and paddock land. There is a useful cupboard to one bedroom and fitted shelves to the other.





Cottage

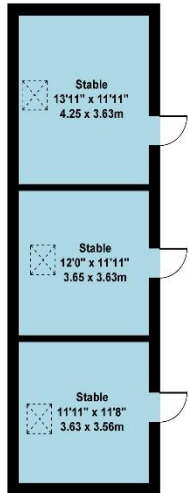
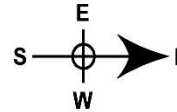
The charming cottage offers a spacious open plan kitchen/living room with vaulted ceiling and a-frame beam. There is exposed Northamptonshire stone to one wall and a kitchen fitted with cream shaker style kitchen wall and base cabinets with solid wood worktops over. Integrated appliances include an induction hob, washing machine fridge and double oven. A hall leads to two bedrooms and a bathroom. The principal bedroom offers character with further exposed timbers, brick and stonework with bespoke fitted shelves and is fitted with double wardrobes. French doors open to the courtyard to the front. The en-suite comprises of a shower with rainfall shower head, heated chrome towel ladder and vanity unit with drawers and cupboards with shelf over and wash hand basin and WC inset. Bedroom two also offers character and has use of the bathroom opposite fitted with a panelled bath, WC, chrome heated towel ladder and vanity unit with wash hand basin over. Outside to the front of the property there is a paved patio area, ideal for al fresco dining.

Outside

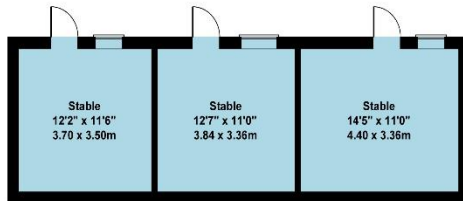
The front of the property is partially screened with a brick-built wall, beech and laurel hedging and is mainly laid to lawn with a cobblestone path which leads to the front door. There is an established Wisteria and a five bar gate which provides access to the stables. The main drive extends through double gates, under a covered area with pitched roof, in between the main house and cottage, through to hard standing and a large, pebbled drive with parking for numerous vehicles. This walled area has a planted border with shrubs and trees and access can be gained to the double garage, car port and garage. Side gates lead to two stores, a workshop and the beautiful formal gardens with extensive lawns, mature trees and raised dry stone beds planted with numerous seasonal flowers and shrubs, including Hydrangea, roses and Laburnum. A paved patio provides a seating area and a pathway leads to the six stables, with hard standing and water supply. From here there is a spacious lawn and access to the paddock which equates to 2.08 acres. The formal gardens have been carefully maintained over the years and include a large pond, a circular cobblestone seating area, an impressive curved dry-stone wall in front of the paddock, which is also accessed via a pedestrian gate and enclosed by post and rail fencing. There are numerous planted beds to one side of the garden, including a pretty rose garden as well as fruit trees which include eating apple, cherry and plum.



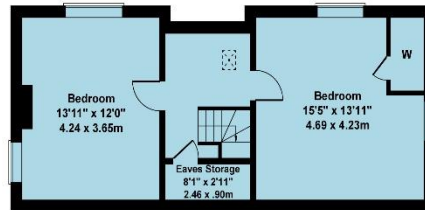
12 Daventry Road Barby CV23 8TR
 Approximate Gross Internal Area
 5576 sq ft - 518 sq m



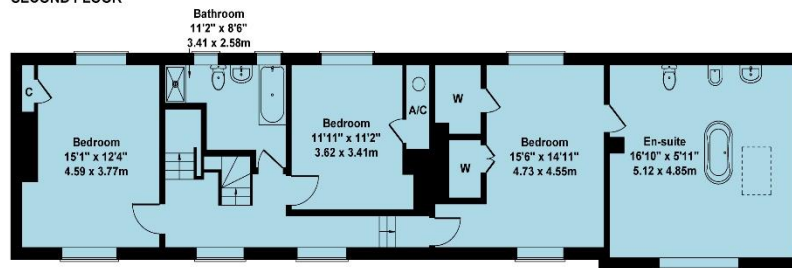
OUTBUILDING



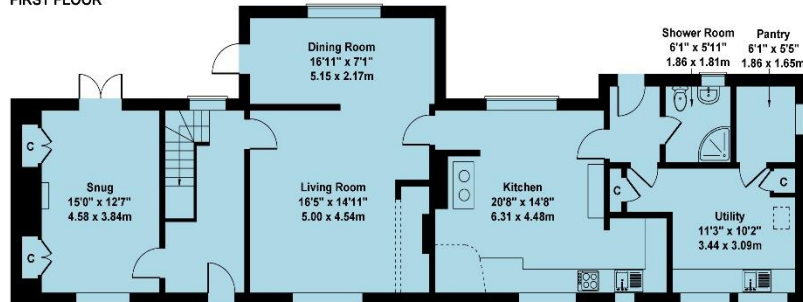
OUTBUILDING



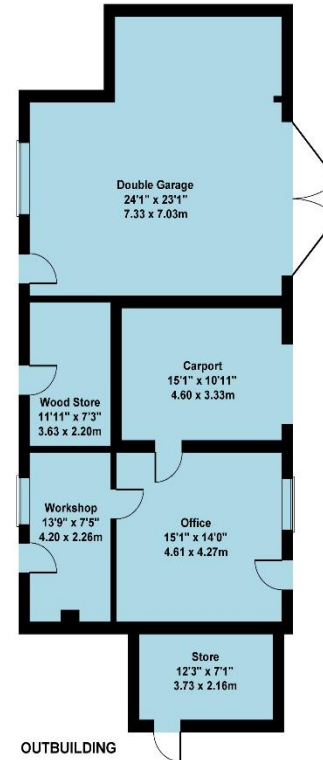
SECOND FLOOR



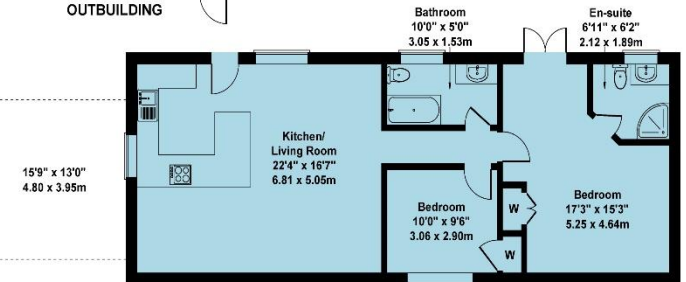
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



COTTAGE

Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.



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

West Northamptonshire Council - [Tel:0300-126700](tel:0300-126700).
Council Tax Band- G.

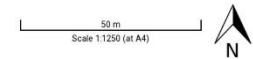
Sale Plan
12 Daventry Road

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Land App



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