



Boscworth Cottage, 23 Kilsby Road, Barby, Rugby, Warwickshire, CV23 8TU

HOWKINS &
HARRISON

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Guide Price: £770,000

A beautifully presented and extended four bedroom Grade II listed property offering over 2500 sq ft of accommodation, with a beautifully landscaped garden, double garage and workshop. The property is located in the heart of the sought after village of Barby, sitting on a plot of just over 1/4 of an acre, and provides a combination of modern day living and character over two floors.

Features

- Sought after village location
- Exposed beams
- Brace & latch doors
- Beautifully presented throughout
- Extended
- Inglenook fireplace
- Spacious sitting/dining room
- Master bedroom with dressing area and modern en-suite
- Utility room
- Downstairs shower room
- Beautifully landscaped rear garden extending to 0.08 acres
- Off-road parking
- Double garage



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 welcoming entrance hall has a solid oak staircase rising to the first floor, exposed ceiling timbers and attractive Northamptonshire stone along with limestone flooring. Brace and latch doors lead through to an impressive living/dining room, with further exposed ceiling timbers and a wonderful Inglenook fireplace with exposed brick work and fire basket over a flagstone hearth. This light and spacious room has triple aspect windows overlooking both the front and rear aspects, with bespoke window seats below. A further brace and latch door provides access to the study with further characterful timbers, fitted corner cupboard and a door which opens to the rear garden. The kitchen/breakfast room has a continuation of the limestone flooring from the entrance hall and is fitted with a variety of cream shaker style wall and base kitchen cabinets, incorporating numerous cupboards and drawers, with granite work surfaces over. There is a centre island unit with breakfast bar and further storage options, including basket drawers, shelving and additional cupboards. Integrated appliances include an Aga inset into a lovely inglenook with beam above, AEG microwave oven, fridge and dishwasher, along with a double Belfast sink. The snug is accessed from the kitchen and features dual aspect windows, with attractive window seats and brick-built fireplace with a wood burning stove set upon a flagstone hearth, with fitted shelf to one side. A brace and latch door leads through to an inner lobby from which a shower room and utility room is accessed. The utility room provides space and plumbing for a washing machine, tumble drier and fridge/freezer and is fitted with quarry tiled flooring. There are further cream shaker style wall and base cabinets with granite work surfaces and a Belfast sink. A door provides access to the side of the property and parking area.





First Floor

The landing features exposed timbers, original storage cupboard and brace and latch doors, which leads to the first floor accommodation including four bedrooms and a family bathroom. The master bedroom benefits from fitted wardrobes and drawers and is full of character with exposed timbers and feature Northamptonshire stonework. There is an opening through to a dressing room, with further exposed timbers, from which the en-suite is accessed through a brace and latch door. The en-suite has been fitted to a high standard with part wood panelled walls, glass shower enclosure with rainfall and handheld shower, bespoke vanity unit with marble top and wash hand bowl, Victorian style radiator, WC and an enamel ball and claw foot bath. There are three further bedrooms, two of which benefit from bespoke fitted window seats and one with fitted wardrobes. The family bathroom features original wooden floorboards, panelled bath with Victoriana mixer tap over, exposed timbers to the wall, wash stand with marble top and wash hand basin over, contemporary heated radiator and a fitted corner cupboard.

Outside

To the front of the property there are two small lawned areas with a central paved pathway leading to the front door, along with cobblestones and mature borders with roses, seasonal plants and bulbs. A pedestrian gate provides access to the rear and a five bar gate leads to the spacious cobbled driveway, with parking for several vehicles in front of the double garage with electric roller doors. The garage has a pitched roof which is boarded inside to provide storage facilities. There is a workshop attached to the garage behind which, is a covered log store with pitched roof. A paved patio extends across the rear of the property, providing an ideal for space for outdoor dining and entertaining. The large gardens are beautifully maintained and landscaped, well screened by trees creating a distinct private feel. There is a covered glass top well, planted borders including feature rockery area and established Wisteria.





Viewing

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

Fixtures and Fittings

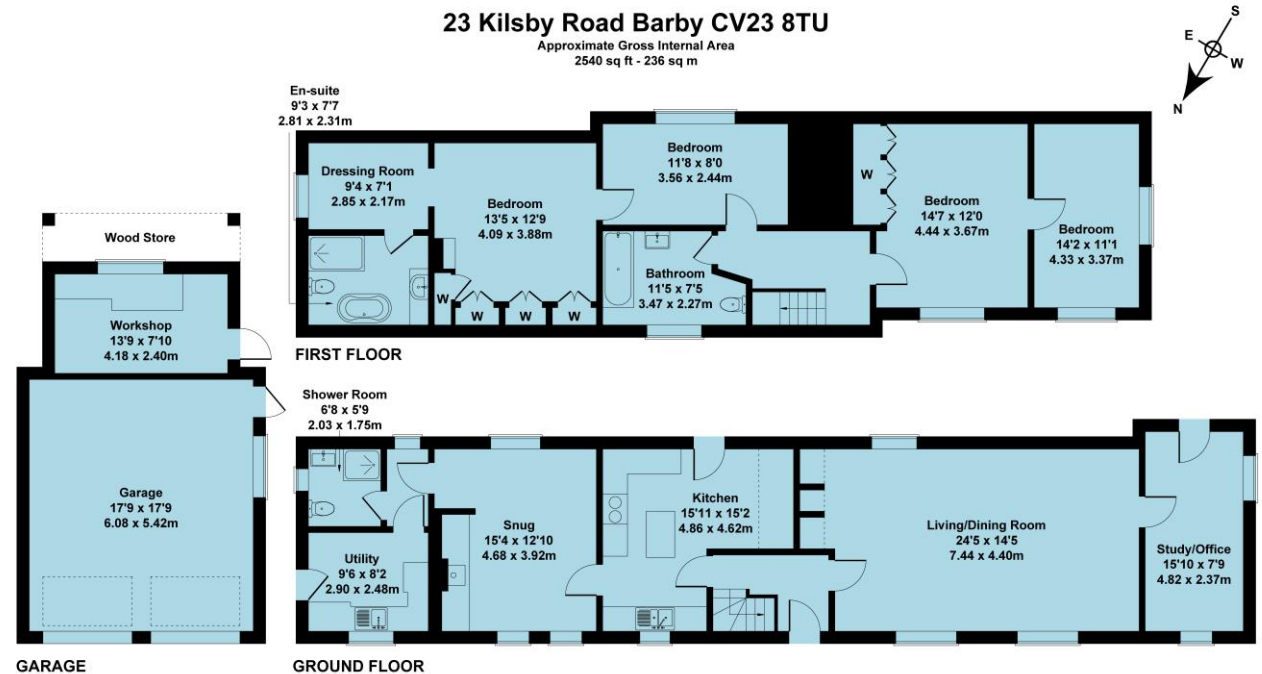
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

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



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