



Eastfield House, 15 Lutterworth Road, Pailton, Rugby, Warwickshire, CV23 0QE

With option to buy a building plot with planning permission for a 4 bedroom detached house

HOWKINS &  
HARRISON







Eastfield House, 15 Lutterworth  
Road, Pailton, Rugby,  
Warwickshire, CV23 0QE

Guide Price: £725,000

\*\*\* With option to buy a building Plot\*\*\*

A beautifully presented spacious period property dating back to 1830, located in the delightful village of Pailton, boasting four reception rooms and four double bedrooms. The property is being offered to the market with the option to buy a building plot which has planning permission for a four bedroom detached property.

### Features

- Option to buy building plot with planning to build a four bedroom detached property
- Popular village location
- Full of character and charm
- Beautifully presented throughout
- Established mature garden
- Off-road parking for several vehicles
- Four double bedrooms
- Principal bedroom with en-suite and a dressing room/nursery
- Re-fitted bathroom





## 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 and Lawrence Sheriff Grammar Schools, 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.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

From under a covered storm canopy a front door, with attractive stained glass above, provides access to the welcoming entrance hall, with original flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, including a useful walk-in boot room/storage cupboard. The family room has dual aspect windows, which includes a large multipaned sash window overlooking the front elevation, flooding the room with natural light. There are exposed wooden floorboards and a log burner inset into the chimney breast with black quarry tiled hearth and wooden surround, which provides an attractive focal point to the room. Adjacent is a further sitting room with beautiful, polished quarry tiled flooring, ornate ceiling beam and a Victorian style feature fireplace with tiled hearth (currently not in use). The polished terracotta floor tiles continue through to the dining room, which is open plan to the sitting room, providing a wonderful space for socialising and entertaining. The dining room has fitted cupboards, a door leading through to the kitchen and French doors which provide access to the rear garden. In between the dining room and family room is a window overlooking the rear aspect, with bespoke window seat and shelving for books below, making a great reading area. The sitting room has exposed floorboards and a further feature fireplace with log burner inset with quarry tiled hearth. The country kitchen is fitted with a variety of wall and base shaker style kitchen cabinets, including pantry cupboards, drawers and pan drawers with complementary wooden work surfaces over. There is a chimney breast with space for a range style cooker, Belfast sink, windows overlooking the rear garden, affording plenty of natural light, and quarry tiled flooring. A door from the kitchen provides access to an inner hall, with stable door to the rear garden and doors to the utility room, where there is space and plumbing for additional appliances and to the WC with fitted wash hand basin.









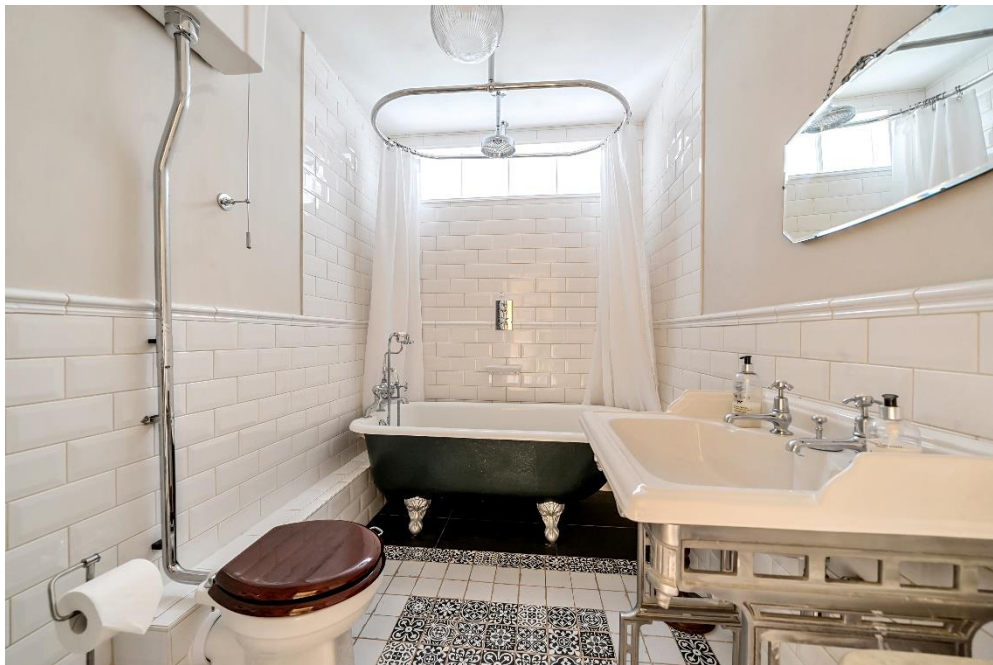


## First Floor

A spacious landing with sash window has an archway and doors leading to the first floor accommodation, including a useful storage cupboard, four generous double bedrooms and the family bathroom. The principal bedroom overlooks the rear aspect, enjoying views over the garden, and has an en-suite fitted with polished floor tiles, a chrome and glass corner shower enclosure, Victorian style Burlington pedestal wash hand basin, heated towel rail and WC. A spacious dressing room is also accessed from the principal bedroom, a wonderful light and airy space with built-in storage. There are three further double bedrooms all of which benefit from fitted storage solutions. The family bathroom is styled in keeping with the period of the property and fitted with deco patterned floor tiling and metro style tiling to the walls, with a Burlington wash stand, ball and claw foot roll top bath with handheld shower and rainfall shower head, curved shower rail, along with an attractive vanity unit with marble top.















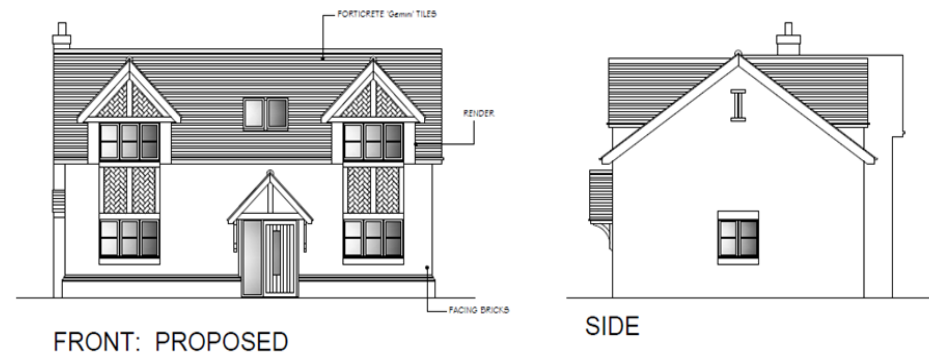


## Outside

To the front of the property a shared gravelled driveway provides private parking for Eastfield House. There is a block paved pathway edged with lavender which leads to the front door, with a small lawned area and planted border to one side, which provides screening in front of a dwarf brick wall. The established and generous rear garden is mainly laid to lawn, with numerous planted borders with a variety of mature plants and shrubs. There is a spacious raised decked area which provides space for outdoor entertaining, a log store, green house, garden shed and various beds suitable for planting vegetables.

## Building Plot

The building plot is being offered to the market at £125,000, access to which is via the shared gravel driveway which has planning permission granted to build a four bedroom detached house. Planning reference R23/0652, details for which can be obtained on Rugby Borough Council's planning portal.





## Viewing

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

## Fixtures and Fittings

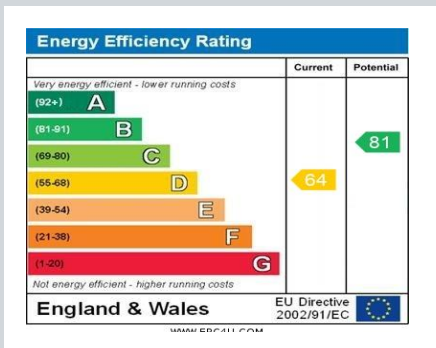
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – F.



## Howkins & Harrison

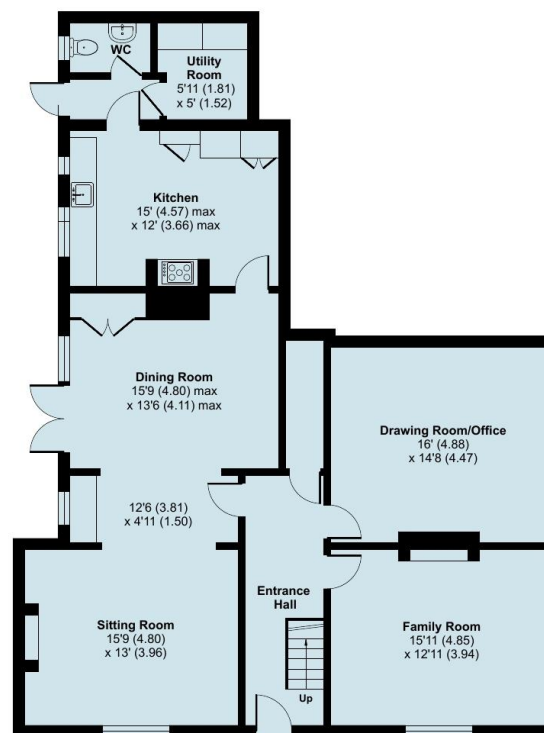
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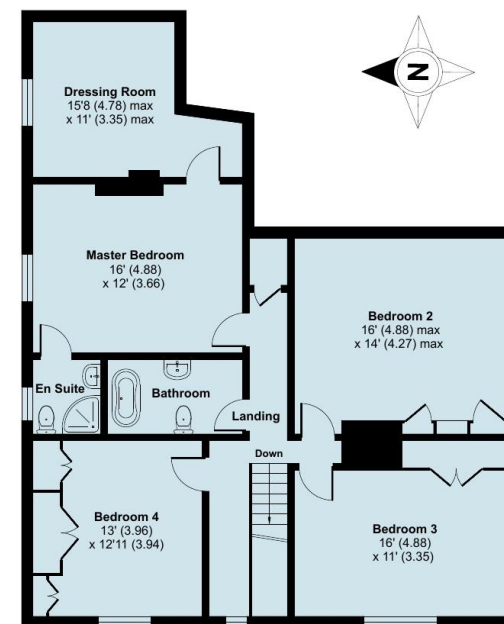
## Lutterworth Road, Pailton, Rugby, CV23

Approximate Area = 2590 sq ft / 240.6 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). © nchecom 2024. Produced for Howkins & Harrison. REF: 1206810

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.

