



Holly Lodge, 19 Daventry Road, Barby, Rugby, Warwickshire, CV23 8TP

HOWKINS &  
HARRISON



Holly Lodge,  
19 Daventry Road, Rugby,  
Warwickshire, CV23 8TP

Guide Price: £695,000

An attractive five double bedroom Grade II listed Georgian property with Victorian additions, set back from the Daventry Road in the popular village of Barby. This property offers a wealth of character, set over three floors and sits in mature grounds.

### Features

- Grade II listed
- Period features
- Mature gardens
- Off-road parking for several vehicles
- Georgian property with Victorian additions
- Popular village location
- Five double bedrooms
- Farmhouse kitchen
- Spacious utility room





## Location

Barby village is a friendly and well-serviced 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.

## 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

The property opens into a tiled reception hall with stairs rising to the first floor and doors leading to the ground floor accommodation and to the rear of the property. The part panelled sitting room benefits from dual aspect windows and exposed original floorboards, with the focal point of the room being a feature fireplace with Clearview wood burner. There is further panelling in the dining room along with a cast iron feature fireplace with tiling inset and wooden mantelpiece and surround. Double doors from the sitting room provide access to an inner hall, which leads to the utility room fitted with cupboards, butler sink, two ring electric hob and extensive granite tiled work surfaces. The kitchen/breakfast room can be accessed from both the main hall and the inner hall and is fitted with numerous wall and base farmhouse kitchen cabinets, with complementing wooden worksurfaces over, and an enamel butler sink. Integrated appliances include a gas fired, two oven Aga providing cooking, drying and heating facilities. There is plumbing for a dishwasher and space for a fridge/freezer. To the rear of the kitchen there is a cloakroom with WC and contemporary wash hand basin over a marble shelf.











## First Floor

A spacious landing provides access to three bedrooms and two bathrooms. The principal bedroom has a sash window overlooking the front aspect, cast iron feature fireplace (not in use) and bespoke fitted cupboards, drawers and shelves. Steps lead down to a split-level bathroom which also has a window over the front aspect, whitewashed floorboards and is fitted with a fully tiled shower enclosure, an attractive 'his and hers' wash stand with storage below, ball and claw foot roll top bath with Victorian style taps and a separate handheld shower attachment, WC, Victorian style radiator and bespoke fitted shelving. A brace and latch door leads to the landing. Adjacent to the Principal bedroom, off the landing, is bedroom two which is also located to the front aspect and benefits from dual aspect windows. There is an additional bathroom to this floor with mezzanine and a vaulted ceiling with exposed timbers, fitted with a wash stand, ball and clawfoot slipper bath, WC and a fully tiled shower. Stairs lead down to the kitchen and a further door provides access to bedroom three which has a vaulted ceiling with attractive exposed timbers and ceiling beams.

## Second Floor

Two double bedrooms occupy the second floor which feature vaulted ceilings, exposed timbers and wooden floorboards.

## Outside

To the front of the property there is a large gravelled driveway, accessed via a five bar gate, which leads to parking for numerous vehicles. There is an additional strip of land to the opposite side of the property which houses the oil tank and bottled gas for the Aga. The property is bound by brick-built walls to three sides along with close board fencing. Wrought iron gates to the rear of the drive open to a rear part pebbled courtyard area, which is particularly low maintenance and is an ideal space for al fresco dining. There is a timber workshop with additional covered area, used as a log store, which has electricity connected and there are two outside water taps. The main west facing gardens lie to the front of the property and can be accessed via a further five bar gate from the additional strip of land, or through a pedestrian gate on the front boundary. A summer house is positioned to one corner and the gardens are enclosed by mature shrubs and trees including pretty climbing roses.

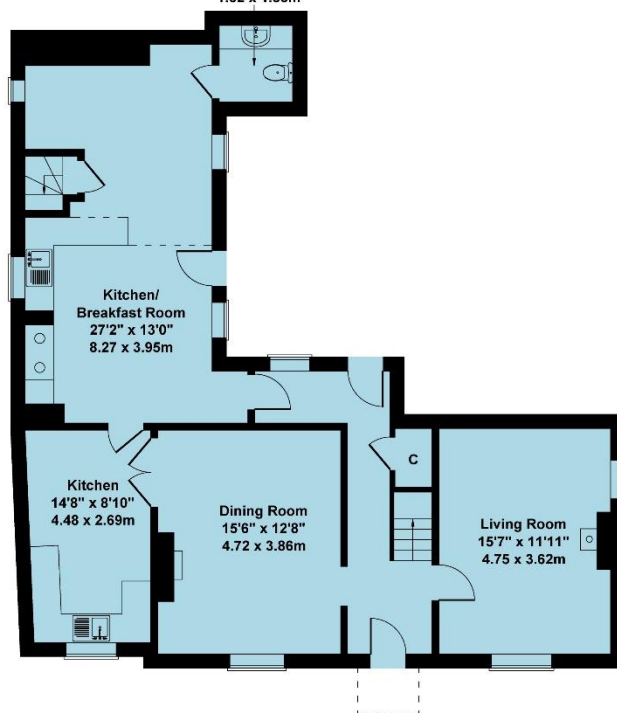


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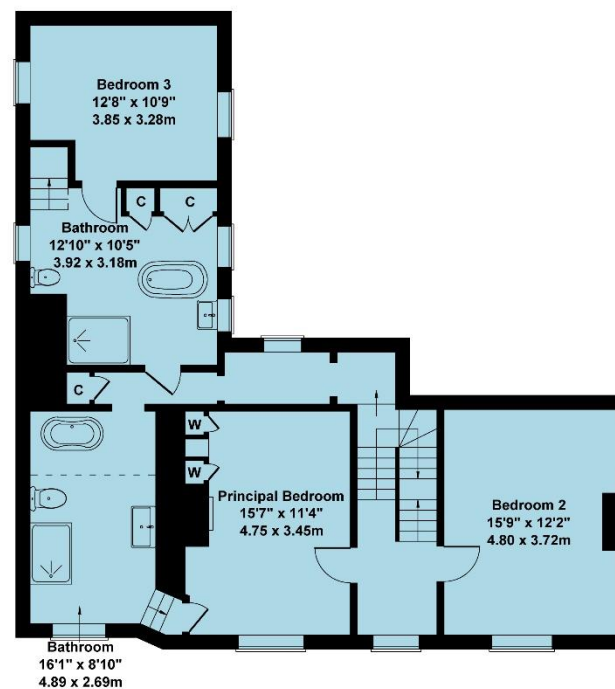
Approximate Gross Internal Area  
2637 sq ft - 245 sq m



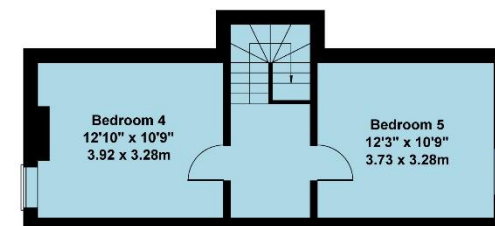
WC  
5'4" x 5'1"  
1.62 x 1.55m



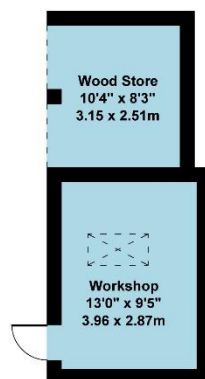
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

Not to Scale. Produced by The Plan Portal 2025  
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## 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

West Northamptonshire Council - Tel:0300-126700.  
Council Tax Band – F.



## Howkins & Harrison

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Instagram HowkinsLLP

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.



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