



Dove Cottage, Ivy House Farm, Wibtoft, Lutterworth, Warwickshire, LE17 5BB

HOWKINS &
HARRISON



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Guide Price: £925,000

A truly stunning three-bedroom barn conversion, set within an exceptional plot of just under two acres, complete with paddocks, stables, versatile outbuildings and planning permission for a one-bedroom annex. Nestled in this sought-after Warwickshire hamlet, this remarkable home has been meticulously transformed by the current owners to an outstanding specification, seamlessly blending timeless character with contemporary luxury. Showcasing exquisite attention to detail throughout, the property features bespoke handcrafted cabinetry, magnificent exposed oak beams, intelligent automatic lighting and an abundance of refined finishes, creating a unique and beautifully curated residence.

Features

- Impressive open plan kitchen/dining room with underfloor heating
- Oak and glass framed kitchen with bi fold doors
- High specification
- Ensuite to each bedroom
- Spacious walk-in wardrobe with bespoke fitted furniture
- Office with fitted furniture
- Sitting room with log burner & French doors
- Limestone tiling which extends to the rear terrace
- Automatic lighting
- Stables, hay store, tack room and workshop
- Barn with planning permission for one bed annexe
- Formal gardens
- Hard wired CCTV to house and stables



Location

Wibtoft is a small hamlet and civil parish in the Rugby Borough of Warwickshire and is ideally located for access to the main motorway network. The area is particularly well regarded by equestrian enthusiasts, with numerous quiet country lanes and bridleways providing excellent opportunities for hacking through the surrounding countryside and neighbouring villages. From the property, turning right out of the driveway gives direct access to a number of peaceful rural lanes, allowing riders to enjoy safe and scenic hacking routes with minimal traffic. The historic market town of Rugby lies to the south with the main line rail link to London Euston in less than 50 minutes. The M1 motorway at Junction 20 is just a short drive away as is the M6 motorway. Public schools such as Rugby, Oundle, Uppingham and Oakham are within easy reach as are Rugby Grammar School and Lutterworth Community College. Local primary schooling is found at nearby Monks Kirby. Adjacent market towns of Lutterworth, Hinckley and Market Harborough provide ready access to supermarkets, banks and a range of amenities.



Ground Floor

Enter through a solid oak door to the stunning open-plan kitchen/dining room which is the true heart of the home and sets the tone for this beautifully presented home. This wonderful space is finished with attractive limestone flooring. The bespoke hand built shaker kitchen offers an excellent range of soft-close cupboards and pan drawers, together with a cleverly concealed pantry cupboard with automatic lighting, racking and pull-out wicker baskets. A large central island with breakfast bar provides additional storage beneath quartz worktops which complements the attractive mirrored splashbacks. Automatic lighting, operated by remote control, provides mood lighting over and below some of the exposed oak timbers. Oak-framed glazed windows provide delightful views across the garden and paddock, while bi-fold doors open seamlessly onto the limestone terrace, creating an ideal space for indoor-outdoor living and entertaining. Integrated appliances include Miele oven, combination microwave oven and warming drawer, AEG dishwasher, induction hob with extractor, along with a Franke sink featuring integrated chopping boards, recycling bins and instant hot and boiling water tap. A standout feature is the bespoke fitted bar area, thoughtfully designed for entertaining. Complete with a wine cooler, integrated fridge, dedicated cocktail preparation and drink serving space, and elegant glass-fronted cabinetry for glassware, champagne buckets and wine accessories, this stylish addition creates the perfect setting for hosting family and friends. A separate boiler room also houses the CCTV equipment. Stairs with automatic lighting rise from the kitchen/dining room to the first floor leading to the principal bedroom. To the rear of the kitchen/dining room an opening with attractive oak beam above leads to a well-appointed utility room, complete with hand-built shaker-style cabinetry, quartz work surfaces, with wall to ceiling storage housing to one wall which houses the integrated washing machine and tumble dryer. This in turn leads to a superb home office/study featuring dual aspect windows and bespoke fitted furniture including a desk, cupboards and drawers. Multi-paned glazed doors open into a welcoming entrance hall, with a traditional brace-and-latch door providing access to a cloakroom, fitted with a wash hand basin set within a vanity unit and WC. A solid oak door provides direct access to the outside, creating a practical secondary entrance to the property. The beautiful sitting room is accessed from the kitchen and boasts exposed oak ceiling timbers which complement the bespoke oak shelving and an impressive brick-built fireplace with oak beam above and inset log burner, creating a warm and inviting focal point. French doors with glazed side panels frame attractive garden views and provide direct access outside.





First Floor

A striking glass and reclaimed oak staircase with automatic lighting leads directly to the impressive principal bedroom suite, offering a luxurious retreat. The bedroom is beautifully appointed with ample space for a super king size bed, fitted with bespoke furniture featuring Swarovski crystal handles, including floating bedside cabinets, fitted wardrobes, drawers and a dressing table with illuminated glass display drawer and plinth lighting. French doors open onto a glass balcony which provides far-reaching views across the paddock and surrounding countryside. The stylish en-suite shower room is finished to a high specification, comprising a large walk-in rainfall shower, contemporary wall and floor tiling, vanity wash hand basin and WC. Adjoining the principal suite is a superb walk-in dressing room complete with bespoke cabinetry, illuminated display drawers, shelving, extensive hanging space, fitted mirror and a fabulous revolving shoe and handbag storage. Bedroom two is equally well-presented and benefits from bespoke fitted wardrobes with mirrored doors, drawers and a dressing table/study area, together with a bespoke headboard with hidden door. The en-suite bathroom is fitted with neutral ceramic tiling with feature decorative mosaic detailing, bath with handheld shower attachment, contemporary wash hand basin and WC. Bedroom three enjoys exposed timbers and fitted storage with shelving and hanging space, together with a modern en-suite shower room featuring a chrome and glass rainfall shower enclosure, wall mounted wash hand basin over a vanity unit, WC with wall mounted flush and a heated towel ladder. A characterful landing with fitted mirrored storage cupboards leads with shelving to a secondary staircase with automatic lighting, descending to the inner hallway off the sitting room where additional fitted cupboards and useful understairs storage can be found.





Outside

Approached via a gravelled courtyard and five-bar gate, the property enjoys an extensive gravelled driveway providing ample parking for numerous vehicles. Equestrian facilities are a particular feature of the property and include two stables with water connected internally and externally, with automatic sensor lighting to the yard area. The stables are very generously sized and immaculately presented, measuring 20ft by 12ft and 17ft by 12ft. They are separated by sliding grille panel stall partitioning and benefit from wall mounted Ezehay mangers, with rubber matting to the floors designed to provide comfort and a non-slip surface for protection. There are further stables suitable for storage or for a pony, along with a tool shed, tack room and hay store. Beyond the hard standing there are three paddocks which are enclosed by post and rail fencing, making them ideal for equestrian or smallholding use. A brick built barn benefits from full planning permission for a one-bedroom annex (Reference R25/0787 – plans for which can be viewed on the Rugby Borough council planning portal), offering excellent potential for guest accommodation or ancillary living space. Walk through an oak flower circle to the beautifully maintained formal gardens which are predominantly laid to lawn with well-stocked planted borders. A generous limestone terrace extends across the rear of the property, complemented by raised sleeper beds planted with manicured topiary, mature bay trees and an established wisteria, creating a wonderful setting for outdoor entertaining. A further gravelled seating area leads to a covered entertaining space with limestone tiled floor, ideal as large seating area, able to accommodate a large outdoor sofa, for alfresco dining or potential outdoor kitchen use, while a raised decked terrace provides an additional entertaining area overlooking the gardens. The grounds are enhanced by mature ash and cherry trees together with a variety of additional specimen trees planted by the current owners.



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Approximate Gross Internal Area
 House : 1970 sq ft - 183 sq m
 Outbuildings : 1765 sq ft - 164 sq m
 Total : 3735 sq ft - 347 sq m
 (Including Pergola)



Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

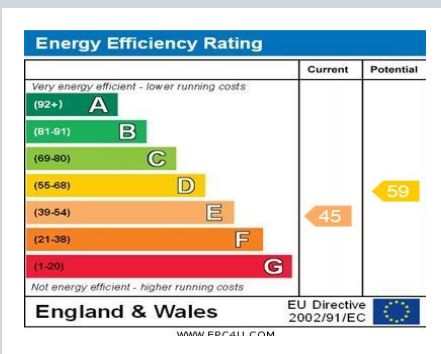
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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](tel:01788-533533).
Council Tax Band – D.



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