



58 Hillmorton Road  
Rugby | Warwickshire | CV22 5AF

FINE & COUNTRY

# 58 HILLMORTON ROAD



*Positioned on the edge of the highly regarded Rugby School Conservation Area, 58 Hillmorton Road enjoys the perfect balance of convenience and character. Rugby town centre is just a short stroll away, and Rugby Railway Station offers direct services to London Euston in under an hour, ideal for commuters.*



# KEY FEATURES

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This striking Victorian semi-detached townhouse stands proudly over three generous storeys and occupies an unusually substantial plot for such a central location. With its attractive frontage, south-facing garden and rare double garage, the property offers both elegance and practicality.

The home provides five bedrooms, three reception rooms, a cellar and three bathrooms, all beautifully complemented by recent modernisation, including replaced uPVC double-glazed sash windows to the front and restored sash windows to the rear elevation. Throughout, the property retains a wealth of original Victorian charm, high ceilings, ornate cornicing and original fireplaces, seamlessly blended with modern comfort.

## Ground Floor

An inviting entrance porch with tiled flooring and an original leaded stained-glass door opens into a characterful reception hall. Here, deep skirting boards, decorative cornicing, a tiled floor and an ornate archway immediately set the tone. Recently installed oak doors add a refined contemporary touch.

The elegant front sitting room is bathed in natural light from the double-glazed sash window. Ceiling cornice, picture rail and a Victorian fireplace with a living-flame gas fire create a warm and sophisticated space. Double doors connect through to the dining room, allowing the rooms to flow beautifully for larger gatherings and entertaining.

The dining room, also accessible from the hall, features garden-facing double doors, a charming fireplace and period detailing, a perfect setting for formal dining or family celebrations.

The breakfast room provides a cosy yet versatile additional reception space, complete with an attractive chimney breast and sash window to the side. From here, the kitchen overlooks the south-facing garden and is fitted with an attractive range of units and integrated appliances, including a fridge, pantry cupboard and Neff dishwasher. A substantial Rangemaster with five gas burners, additional induction hob and matching extractor forms the heart of the room, ideal for enthusiastic cooks. A practical side area offers plumbing for laundry appliances and access to the outside.

## Cellar

The cellar provides excellent additional storage and houses an ultra sump pump system. Divided into two generous sections, it offers ideal space for wine storage, hobbies or general household storage.















# SELLER INSIGHT

“ When we first moved to Rugby, it was the location that drew us in. With family and friends in Warwick, Bedfordshire and Derbyshire, it felt perfectly placed, close enough to everyone, yet offering a wonderful sense of independence. Having previously owned new builds, retirement gave us the opportunity to take on something quite different: a project with character and history.

The house we first saw was tired and in need of care, but beneath the shabbiness we could see its enormous potential. Built in 1889, it retained many original Victorian features and a wonderful sense of proportion. We knew immediately it could become our forever home, somewhere we could restore its period charm while thoughtfully introducing modern comforts.

Over the past 13 years, we have lovingly returned the house to its Victorian origins. One of the most transformative changes was reinstating the dining room and sitting room as two distinct spaces. They had previously been opened into one large room, which felt difficult to heat. We restored them to their original layout, but cleverly retained the ability to open them up again for entertaining, something that has worked beautifully over the years.

We have always believed in paying attention to the smallest details. From commissioning bespoke glass panels for the front door to rebuilding and repointing the garden walls, every decision has been made with care. The arched bay windows at the front of the house are quite unique in the area, and we installed top-of-the-range Masterframe UPVC windows to preserve their elegance. In fact, the company was so delighted with the result that they featured our home in their national sales brochure.

Outside, the improvements have been just as extensive. A brick-built double garage at the rear provides secure parking for two cars, with an additional space on the drive. Its thoughtful positioning has also enhanced the property's security. The paths and patio have been relaid in blue brick, the exterior walls repointed in lime mortar, and a bespoke sapele wood gate installed, all adding to the warm, solid appearance the house now enjoys.

The gardens, however, have truly been our labour of love. The south-facing back garden is wonderfully private, and in the summer we often sit outside in the evening, enjoying dinner and a glass of wine surrounded by greenery and birdsong. The artificial lawn looks so realistic that many visitors refuse to believe it isn't real. In winter, by contrast, the house becomes incredibly cosy, quiet, warm and wonderfully relaxing.

All year round, the property feels light, spacious and welcoming.

We are also perfectly placed for the town centre, hospital, leisure facilities, railway station and excellent schools, including the world-famous Rugby School. The neighbouring development at the rear was completed around ten years ago, with careful collaboration between the developer and existing homeowners, and we now enjoy friendly, considerate neighbours and a real sense of community.

This house has seen 137 years of history and change. It has been a privilege to care for it and restore its character. For its next owners, it offers the opportunity to continue its story, to enjoy a light-filled, spacious Victorian home that blends heritage, comfort and modern living beautifully.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



## First Floor

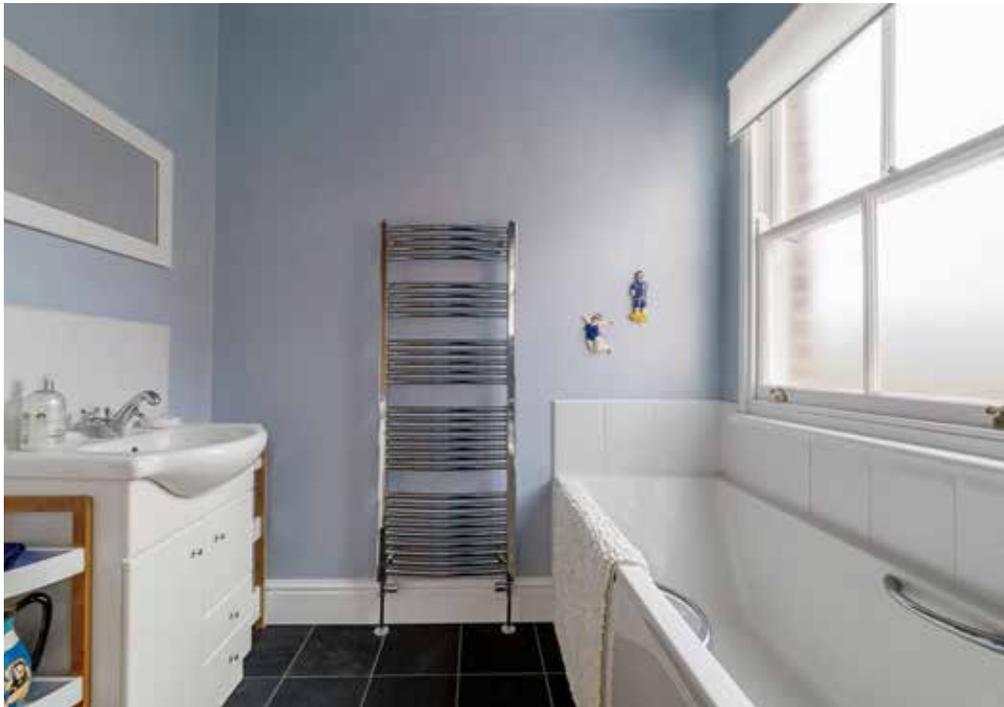
An impressive Victorian staircase with turned balustrades rises to the first-floor landing, where original stripped doors lead to the bedrooms and family bathroom.

The principal bedroom enjoys pleasant street views through a large sash window and features floor-to-ceiling fitted wardrobes, an original cast-iron fireplace and a stylish en suite shower room.

Bedroom two is equally charming, with stripped wooden flooring, a rear sash window and a Victorian cast-iron fireplace.

A further bedroom makes an ideal home office or study, while another is currently arranged as a delightful first-floor sitting room or reading retreat, benefitting from wonderful views over the south-facing garden.

The family bathroom is fitted with a classic white suite including a panel bath with telephone-style shower attachment, vanity basin and WC.









### Second Floor

The second floor offers an impressive guest suite, full of character with exposed ceiling timbers, a Velux roof window and a sash window to the front. An original cast-iron fireplace enhances the charm, while the en suite shower room is attractively appointed with modern fittings. Additional storage space completes this highly versatile floor, ideal for guests, teenagers or extended family.







## Outside

### Gardens, Parking & Outbuildings

Set back from the road behind a landscaped foregarden, the property immediately impresses with its blue-brick pathway, gravel detailing and well-stocked borders, all framed by a Victorian blue-brick hipped wall.

The south-facing rear garden is a particular highlight – thoughtfully designed for both relaxation and ease of maintenance. A meandering blue-brick pathway leads to a generous patio area and on to the double garage. Well-planted borders soften the space, while the artificial lawn ensures year-round greenery with minimal upkeep.

The double garage, complete with electric roller door, power and lighting, comfortably accommodates two vehicles, with additional private parking in front, a rare and valuable asset so close to the town centre.





# LOCATION

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Rugby in Warwickshire is a thriving market town that blends a proud heritage with modern convenience. Renowned as the birthplace of rugby football and home to the historic Rugby School, the town carries a strong sense of tradition while continuing to evolve as a desirable place to live. Its central location is one of its greatest strengths, with excellent road and rail connections placing Birmingham, Coventry, Leicester and even London within easy reach, making it ideal for commuters.

The town itself offers a welcoming mix of high-street brands, independent shops, cafés and restaurants, alongside cultural attractions such as the art gallery, museum and theatre. Families are particularly well served, with highly regarded state and independent schools, and a wealth of sporting and leisure facilities. Beyond the town centre, residents enjoy access to picturesque Warwickshire countryside and charming surrounding villages, providing an appealing balance of rural beauty and urban convenience.

With its combination of history, strong community spirit, excellent amenities and outstanding transport links, Rugby stands out as a location that offers both lifestyle and practicality.



# INFORMATION



## Services, Utilities & Property Information

Tenure – Freehold  
EPC Rating – D  
Council Tax Band – E  
Local Authority – Rugby Borough Council  
Property Construction – Standard - brick and tile  
Electricity Supply – Mains  
Water Supply – Mains  
Drainage & Sewerage – Mains  
Heating – Gas central heating  
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.  
Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.  
Parking – Garage parking for 2 cars and driveway parking for 1 car.

Special Notes – The property is situated within a Conservation Area and benefits from established rights of way over shared access roads. A historic covenant restricts the plot to a single dwelling. Following a cloudburst in 2018, the cellar experienced flooding. Preventative measures have since been installed, including a Triple Safe sump pump system. No insurance claim was made. Indemnity insurance was obtained in 2013 in relation to historic Building Regulations consent for two en suites. Please contact the agent for more information.

**Directions** – Postcode CV22 5AF

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	73 C
39-54	E		
21-38	F		
1-20	G		



**TOTAL: 2039 sq. ft, 190 m2**  
**BASEMENT: 96 sq. ft, 9 m2, GARAGE: 0 sq. ft, 0 m2, GROUND FLOOR: 782 sq. ft, 73 m2, FIRST FLOOR: 789 sq. ft, 73 m2, SECOND FLOOR: 372 sq. ft, 35 m2**  
**EXCLUDED AREAS: BASEMENT: 193 sq. ft, 18 m2, DOUBLE GARAGE: 335 sq. ft, 31 m2, " ": 409 sq. ft, 38 m2, WALLS: 241 sq. ft, 22 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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