



The Nook, 6 Essen Lane, Kilsby, Rugby, Warwickshire, CV23 8XQ

HOWKINS &  
HARRISON

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Kilsby, Rugby, Warwickshire,  
CV23 8XQ

Offers In Excess of: £500,000

Nestled in the charming village of Kilsby, this delightful Grade II listed thatched cottage offers a unique blend of character and modern comfort. The property is set on a generous plot, with the standout feature being the beautifully maintained gardens to both the front and rear. The cottage benefits from two inviting reception rooms, three bedrooms and kitchen with a convenient utility room, designed for practicality while maintaining the cottage's traditional charm. The cottage boasts a large frontage providing ample off-road parking along with a single garage.

### Features

- Delightful Thatched Cottage
- Three bedrooms
- Beautiful front and rear gardens
- Sought after village location
- Off-road parking & Garage
- Grade II listed
- Two wood burning stoves
- Kitchen and utility room
- Two reception rooms



## Location

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire and Northamptonshire borders. The village itself has two public houses, a pre-school and primary school, and a recreational field with children's play area. Further 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. There is an active social scene within the village with a number of organised community events. There are excellent road networks surrounding Kilsby giving 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

A delightful, thatched canopy over an oak framed porch leads through the solid oak front door which opens into the entrance hall, laid with quarry tiled flooring which continues through to the dining room, with the focal point being a wood burning stove sitting on a marble fireplace with a stone-built chimney breast, along with stairs rising to the first floor. The sitting room, also with stairs rising to the first floor, steps up from the entrance hall and features characterful beams to the ceiling and walls, multi aspect windows affording plenty of natural light, and also benefits from a wood burning stove. The kitchen is fitted with cream shaker style units, incorporating numerous cupboards and drawers, with a Belfast sink and built-in appliances to include an electric oven and hob with an extractor fan over, along with space for a slimline dishwasher. There is a continuation of the quarry tiled flooring from the dining room and through to the utility room, which has a further range of fitted units and space for white goods. To the rear of the utility room is a cloakroom area with WC and wash hand basin.



## First Floor

The first floor is accessed via two staircases rising from the dining room and the sitting room. The stairs from the sitting room leads to two bedrooms, both with exposed A frame beams, with bedroom two having a door built into the A frame, giving access through to bedroom one. The second staircase leading from the dining room, provides the main access to bedroom one which also features exposed beams. There is also access to the shower room fitted with a modern white suite comprising of a large shower enclosure, WC and a wash hand basin inset into a vanity unit with cupboard beneath.

## Outside

Set back from the road, this delightful cottage has a larger than average frontage with a sweeping gravel drive offering off-road parking for several vehicles and access to the garage. The front is mostly laid to lawn with mature beds planted with a range of shrubs and trees and enclosed by lavender and box hedging. The beautifully maintained and generously sized rear garden wraps itself around the cottage and once again, with an array of mature planting and attractive trees. There are ample seating areas, one of which is centrally located and provides an ideal outdoor entertaining space. Various paved pathways lead to different parts of the garden. To the rear of the garage is a useful log store and lawn mower storage area adjacent to which, is a paved area with double wooden gates which provide access to the front garden.

## Agents Note

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



## 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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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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