



14 Broad Street, Brinklow, Rugby, Warwickshire, CV23 0LN

HOWKINS &
HARRISON

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Warwickshire, CV23 0LN

Guide Price: £750,000

A three storey period property dating back to the early 1800's with five bedrooms over three floors. This property offers modern day living alongside the charm of numerous period features including original tiled floors, exposed beams and feature fireplaces. Located on a generous plot, in the heart of the popular village of Brinklow and within easy reach of many amenities, the property further benefits from off-road parking for several vehicles, brick-built double carport and workshop.

Features

- Three storey period property
- Popular village location
- Kitchen/breakfast room
- Utility room
- Downstairs cloakroom
- Five bedrooms, two with en-suites
- Character beams
- Period features
- Wood burning stoves
- Brick-built car port
- Store/workshop
- Generous Garden, with plot extending to 0.36 acres
- Orchard with a fabulous array of fruit trees



Location

Brinklow is a large village and offers a playgroup, a private nursery school and a primary school. There is a choice of three public houses, a busy village post office and newsagents providing some day-to-day groceries, plus a popular Delicatessen. There is an attractive 13th century C of E Church, a Methodist Chapel and a church hall, along with a Chinese takeaway, a fast food outlet and a Doctors surgery with dispensary. Brinklow is ideally situated for Rugby (7 miles), Coventry (7 miles), and Royal Leamington Spa (10 miles) where there is a further extensive range of shopping available. There are railway links to London and Birmingham from Leamington, Coventry and Rugby, with a train service arriving in Euston in under 50 minutes from Rugby. There are regular bus services from the village to Rugby, Coventry and Nuneaton. In addition, many of the of the senior schools run school buses including Prinethorpe College.

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

A beautiful front door with restored stained-glass panels opens into a welcoming entrance hall, with original flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, along with a rear door to the garden and a useful understairs storage cupboard. The dining room overlooks the front aspect and features exposed beams to the ceiling, with the focal point of the room being a brick-built fireplace with shelving to one side of the chimney breast. The sitting room runs the full length of the house with a multi paned window overlooking the front aspect and complementing French doors which open to the rear garden. There are exposed ceiling timbers and a log burner with slate hearth and wooden mantle which provide a focal point to the room. The downstairs cloakroom is fitted with a pedestal wash hand basin and WC, with tiling to the splashback areas and Amtico floor tiles. A well proportioned kitchen/breakfast room offers space for dining and is fitted with a variety of shaker style wall and base kitchen cabinets and drawers, with complementing work surfaces over and ceramic tiled flooring which continues through into the utility room. There is a chimney breast with wooden beam over with space for a range style cooker and further space for a dishwasher, fridge and freezer (appliances not currently included). Exposed timbers to the roof provide character and doors lead to the garden and utility room, where there is additional space for further appliances such as a washing machine and tumble drier, along with a useful double Belfast sink.





First Floor

A galleried landing with attractive stained glass window above has doors leading through to three bedrooms, the family bathroom and stairs rising to the second floor. The principal bedroom is particularly spacious running the full length of the property. There are wonderful a-frame beams, numerous windows affording plenty of natural light and a door leading to an en-suite bathroom, fitted with Amtico floor tiles, a white high gloss vanity unit with wash hand basin inset, chrome and glass corner shower and WC along with a useful storage cupboard. There are two further bedrooms on this floor, one overlooking the front elevation and one overlooking the rear aspect, offering further period features such as exposed timbers and an ornamental Victorian style fireplace.

Second Floor

A spacious galleried landing with exposed ceiling timbers provides access to two bedrooms, both of which have further exposed timbers and one benefitting from an en-suite bathroom fitted with Amtico tiled flooring, shower enclosure, pedestal wash hand basin and WC.

Outside

To the front of the property there is a low-level brick-built wall with central gate beyond which, is an attractive quarry tiled pathway in between two low maintenance borders planted with established shrubs including lavender and Fuchsia. There is a tarmac driveway to the side of the property where a five bar gate leads to a gravelled area, providing parking for several vehicles. An open brick-built car port provides further parking beside the attached brick-built store/workshop. The generous rear garden is mainly laid to lawn with established borders planted with a variety of shrubs and trees, including a fabulous fig tree. There is a paved patio and pathway which runs across the rear of the property and a large garden shed to the side of the property. Beyond the car port there is a wonderful orchard planted with further fruit trees including damson, plum, apple, greengage and three different varieties of pear trees.





Viewing

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

Fixtures and Fittings

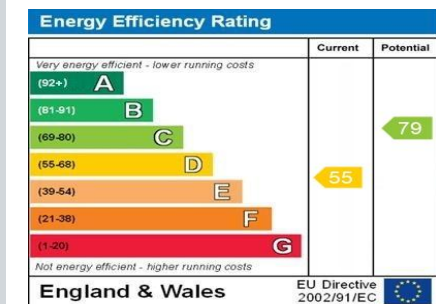
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Council Tax Band – F



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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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