



Butchers Rest, Coventry Road, Fillongley, Warwickshire, CV7 8ET

HOWKINS &  
HARRISON

Butchers Rest,  
Coventry Road, Fillongley,  
Warwickshire, CV7 8ET

Guide Price: £570,000

An exceptional Grade II listed period residence, dating back to circa 1600, Butchers Rest is a beautifully preserved and sympathetically enhanced village home, rich in character and history.

This former public house occupies a prominent position, nestled within the heart of Fillongley village, opposite the church of St Marys and All Saints. The property effortlessly combines its heritage charm with thoughtfully arranged living accommodation extending to 1700 sqft. In brief, featuring two generous reception rooms, a superb kitchen/dining space, and four bedrooms arranged over two upper floors. The layout offers flexibility for modern family living while retaining a wealth of period features. Externally, the property is equally impressive, enjoying a delightful setting with parking to the front and rear of the property and a charming courtyard-style garden.

Rarely do properties of this calibre and historical significance come to the open market, particularly within such a well-connected and desirable village setting.



## Location

Butchers Rest is situated on Coventry Road in the sought-after village of Fillongley, a semi-rural Warwickshire setting offering an attractive balance of countryside living with excellent accessibility. The village lies within North Warwickshire, positioned at the junction of the B4098 (linking Coventry and Tamworth) and the B4102 (connecting Solihull and Nuneaton), making it particularly convenient for commuters. Surrounded by open countryside yet within easy reach of major commercial centres, the property enjoys a peaceful village environment while benefiting from strong transport connections to the wider West Midlands, including nearby motorway networks, rail links and Birmingham International Airport.

## Travel Distances

Coventry – 6.5 miles

Solihull – 12 miles

Birmingham City Centre – 17 miles

Leicester – 25 miles

Bermuda Park Railway Station – 5 miles

Berkswell Train Station – 9 miles

Nuneaton Station – 7 miles

Birmingham International Station – 13 miles

Birmingham Airport – 13 miles

East Midlands Airport – 30 miles



## Accommodation Details - Ground Floor

The property is entered via the front door into a welcoming central hall, immediately setting the tone for the character. From here, access is provided to two beautifully appointed reception rooms, both enjoying generous proportions, attractive natural light and a wealth of period charm. A conveniently located ground floor WC is accessed directly from the hallway. The living room is a particularly inviting space, featuring exposed timbers, a brick fireplace with log-burning stove, bay window to the front and further windows to the side and rear. The adjoining sitting room again, boasts a bay window and window to the side, exposed ceiling beam, feature fireplace with stove and traditional timber door, creating a warm and atmospheric room ideal for everyday family use or quieter relaxation. To the rear, the kitchen/dining room provides a superb sociable heart to the home. Well fitted with shaker-style cabinetry, oak work surfaces, tiled splashbacks and ample space for dining. A brick chimney breast and range-style cooker create a strong focal point, while multiple windows and an oak external door bring in excellent natural light and provide direct access outside.

## Upper Floors

A wide staircase rises to the first floor, where the landing is a genuine feature in its own right. Generous in scale and full of character, it showcases wonderful exposed beams and timberwork, with space for furniture and a real sense of arrival rarely found in a property of this type. The landing provides access to three well-proportioned bedrooms and the family bathroom. Bedroom one is a charming double room with exposed ceiling timbers and a warm, restful feel, while bedroom two offers a further spacious double. Bedroom three is another generous room, ideal for family use, guests or home working. The family bathroom is fitted with a traditional-style suite, including bath with shower over, WC and wash hand basin. A staircase from the landing continues to the second floor. The second floor hosts bedroom four, a highly characterful space with exposed beams, eaves storage and a wonderful cottage atmosphere. This versatile room would lend itself equally well as a bedroom, study or studio.





## Outside

Externally, Butchers Rest continues to impress. The property enjoys driveway parking to the front and rear, a beautifully presented frontage and delightful courtyard-style garden areas, offering private seating, shed, wood store, arbour and entertaining spaces enclosed by attractive brickwork and planting. The setting is especially memorable, with views towards the village church and the surrounding historic village scene, reinforcing the exceptional charm and individuality of this Grade II listed home.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

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

## Features

- Grade II listed period home and former public house, circa 1600
- Beautifully presented with retained character features
- Two versatile reception rooms
- Spacious kitchen/dining room
- Four bedrooms across three floors
- Driveway parking to the front and rear
- Prominent village position overlooking historic church
- Sought-after semi-rural Warwickshire location
- Private courtyard garden, ideal for entertaining





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827 718021 Option 1

## 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

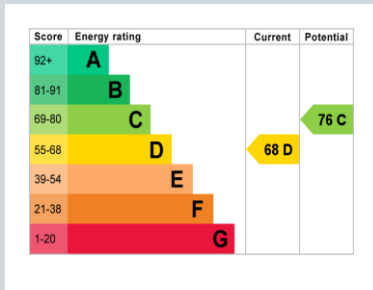
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - E



## 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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