



Hollybank Farm, Hill, Rugby, Warwickshire, CV23 8DX

HOWKINS &
HARRISON



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Guide Price: £879,995

Nestled in the charming village of Hill, Rugby, this delightful four-bedroom Q class barn offers a unique opportunity for those seeking a tranquil rural lifestyle and suited to families seeking a comfortable and spacious home. The property is situated on a 2.73 acres plot which includes a 2.35 acre paddock and separate one-bedroom annex, perfect for family members or visiting guests. The property boasts four well-proportioned bedrooms, with the principal bedroom featuring an impressive en-suite bathroom, providing a touch of luxury and privacy.

The residence is surrounded by just under three acres of lush land and features generous parking facilities, including a triple timber garage with fully boarded storage above, ensuring convenience for multiple vehicles and equipment. As you step outside, you will be captivated by the stunning open countryside views that envelop the home, creating a serene backdrop for everyday living. The heart of the home is undoubtedly the open-plan kitchen and dining room, which creates a warm and inviting space for family gatherings and entertaining guests. With its combination of spacious living, versatile accommodation, and breathtaking surroundings, this house in Hill is a rare find that promises a peaceful and enjoyable lifestyle.



Features

- Sought after location
- Stunning rural location
- Q class barn and separate one bedroom annexe
- Beautifully presented throughout
- Open plan kitchen/dining room
- Utility room
- Study/home office
- Four double bedrooms
- Principal with luxurious en-suite
- Family bathroom with quality fittings
- Wonderful views
- Total plot extending to 2.75 acres or thereabouts
- Paddock equating to 2.35 acres
- Extensive parking
- Triple timber frame garage with fully boarded storage above
- Solar panels



Accommodation

The property is entered via a welcoming and spacious open-plan kitchen/dining room, beautifully appointed with stylish grey shaker-style cabinetry offering an extensive range of cupboards and drawers, complemented by Quartz work surfaces, wood-effect flooring and recessed ceiling lighting. The kitchen is fitted with a built-in electric oven and provides space for a range-style cooker, dishwasher and other appliances. A useful walk-in pantry offers additional storage.

The dining area comfortably accommodates a large family dining table, creating an ideal space for both everyday living and entertaining. An attractive archway opens into the impressive sitting room, a superb light-filled space featuring high-quality bi-fold doors opening onto the rear terrace and additional French doors leading to the side terrace, both enjoying delightful views across the surrounding countryside.

Further accommodation includes a practical utility room with matching shaker-style units and space for laundry appliances, together with a dedicated study, ideal for home working. An inner hallway leads through to the bedroom accommodation.





Bedrooms

The principal bedroom is a particularly impressive retreat, benefiting from dual-aspect windows, fitted wardrobes and a luxurious en-suite shower room. Finished to a high specification, the en-suite features contemporary tiling, a walk-in wet room with double rainfall shower, a floating vanity unit with marble top and twin wash hand basins, WC and heated towel rail.

There are three further generously proportioned double bedrooms, two of which enjoy dual-aspect views, while one also benefits from a glazed door providing direct access to the outside. The stylish family bathroom is equally well-appointed and finished to a high specification, comprising a panelled bath with shower attachment, separate walk-in shower, wash hand basin, WC and contemporary tiling throughout.





Outside

The property is approached via a gravel driveway which provides generous off-road parking for numerous vehicles. Additional parking and storage is available within the triple timber-framed garage, with one parking bay fully secured, and also benefits from fully boarded storage above, accessed via a loft ladder.

In total, the plot extends to approximately 2.75 acres and includes an enclosed paddock with stock-proof fencing. A securely fenced pond to the rear of the paddock provides an attractive feature within the grounds.

To the rear of the sitting room is a paved terrace, together with a raised decked seating area, creating an ideal space for outdoor dining and entertaining. The terrace is bordered by raised planted beds edged with timber sleepers.

An area adjacent to the annexe is currently laid to soil and has been seeded with grass. Please note that the external photographs of this area have been AI-generated to illustrate how the space may appear once the grass has grown.

Solar panels located on the roof of the annexe generate power to battery storage, which can be used to supply the house or provide back-up power in the event of an outage.



Location

Hill is a rural hamlet within the Rugby district of Warwickshire, located in the civil parish of Leamington Hastings and positioned between the village and the A426 route towards Rugby and Southam. Hill offers an attractive rural setting whilst remaining exceptionally well connected. Surrounded by rolling countryside, the village enjoys a peaceful atmosphere and a strong sense of community, making it particularly popular with families, professionals and those seeking a country lifestyle without sacrificing convenience. Hill consists of just 26 dwellings and includes a parish community hall that hosts weekly activities including yoga, dancing and much more. Access to the community tennis courts is available to residents. Nearby Leamington Hastings CofE Infant School is a feeder school for Dunchurch Junior School. Private schools such as Bilton Grange, The Crescent, Princethorpe College, Rugby School, Kings High and Warwick School are all easily accessible. A bus service from the top of the road connects Hill with the outstanding nearby secondary school, Bilton Grange, Rugby High School for Girls, Lawrence Sheriff School for Boys and Southam College. The picturesque villages of Dunchurch, Draycote and Birdingbury are all on your doorstep. The surrounding countryside provides an abundance of walking, cycling and riding opportunities, with numerous bridleways, footpaths and country lanes to explore. The village is also conveniently situated for Coventry, Leamington Spa, Warwick and Northampton, all of which offer a wider range of shopping, cultural and recreational facilities. The nearby market town of Rugby provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and highly regarded state and independent schools. The area is particularly well placed for commuters, with Rugby railway station offering regular direct services to London Euston in approximately 50 minutes, whilst the M1, M6, M45 and A45 are all easily accessible.



Annexe

A valuable addition to the property is the detached self-contained annexe, offering versatile accommodation ideal for multi-generational living, guest accommodation of potential holiday letting potential or independent workspace.

The annexe comprises an open-plan kitchen/living space with room for both dining and seating. The kitchen is fitted with attractive grey shaker-style units and includes space for a cooker, dishwasher, washing machine and full-height fridge/freezer. The spacious double bedroom enjoys French doors opening onto the outside and taking in views across the surrounding fields. A modern shower room completes the accommodation, fitted with a shower enclosure, vanity unit with wash hand basin and WC.

Together, the main residence and annexe provide a rare opportunity to acquire a beautifully presented home offering flexible living accommodation in a delightful rural setting.



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.

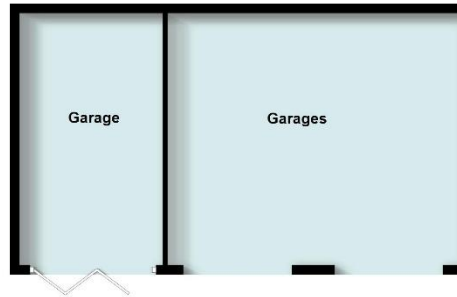
Services

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

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – Main property – TBC
Council Tax Band – Annex – A.

EPC to follow

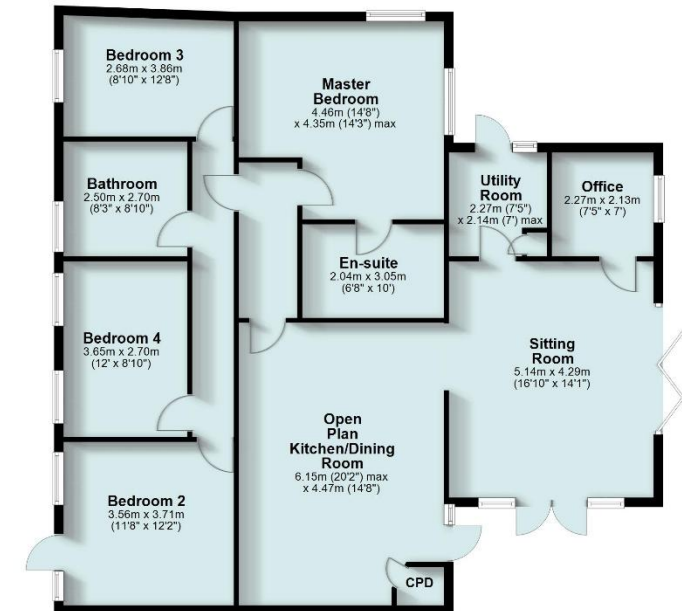


Ground Floor



Total area: approx. 41.5 sq. metres (446.6 sq. feet)
Hollybank Farm Annex, Hill

Accommodation



Total area: approx. 181.7 sq. metres (1955.3 sq. feet)
Hollybanks Farm, Hill

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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