



Ellis Brooke



Brickyard Cottage Coventry Road

Cawston, Rugby, CV22 7RY

£985,000



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Summary

A substantial detached home set within grounds of just under an acre, with planning permission already granted for an additional four bedroom detached property within the plot, as well as single and twin story extensions to the main house and the storage barn to be converted to a granny annex. Offered with no onward chain, the property combines extensive living space, established gardens and a semi rural position with excellent access to nearby road networks and schooling.

The accommodation extends to approximately 1,773 sq ft and centres around an impressive open plan kitchen dining living space with exposed beams, oak flooring and doors opening onto the rear patio and gardens. There are two further reception rooms, including a particularly generous main living room measuring over 24ft in length, creating flexibility for family living, entertaining or home working.

Upstairs are three double bedrooms, two bathrooms with the main bedroom benefitting from fitted wardrobes and an en suite style layout. Character features continue throughout the property, including exposed brickwork, fireplaces and timber beams, balanced with more modern finishes in the kitchen and bathrooms.

Externally the property sits within mature grounds with large lawned gardens, woodland areas, extensive patio seating and ample gravelled parking to the front. The setting offers a good degree of privacy whilst still remaining well positioned for access to major road links and surrounding towns.

A rare opportunity for buyers seeking a home with further development potential already in place.

Location

Brickyard Cottage is conveniently located on the edge of the sought-after Cawston area, benefitting from excellent local amenities including shops, parks, and highly regarded schooling. The area is exceptionally well connected, with regular bus services, swift access to major road networks including the M1, M6 and M45, and Rugby railway station providing direct mainline services to London Euston in under 50 minutes, making it an ideal base for commuters.

Entrance Hall

2'8 x 9'0 (0.81m x 2.74m)
Enter via uPVC door. Radiator.

WC

Low flush WC. Sink and taps. Radiator. Window to the side

Living Room Raised Area

Exposed beams. Windows to side and rear elevations radiator. Step down to.

Living Room

13'4 x 14'3 (4.06m x 4.34m)
Log burner Window and door to garden. Stairs to first floor. Double doors into Lounge and door into kitchen. Exposed beams.

Lounge

24'8 x 16'1 (7.52m x 4.90m)
Log burner. Windows to both elevations. Radiator.

Kitchen/Dining Room

13'0 x 23'7 (3.96m x 7.19m)
With a range of base and eye level units and oak worktops over. Built in Belfast sink with mixer tap. Two built in ovens and built in five ring gas hob. Built in dishwasher. Two built in fridges. Exposed beams. Doors to garden. Windows to side elevations. Door into:

Utility Room

10'3 x 5'10 (3.12m x 1.78m)
Space and plumbing for washing machine and tumble dryer. Further base level units. Built in sink with drainage board and mixer taps. Window. Wall mounted Worcester boiler.

Stairs & Landing

Doors to further accommodation. Radiator. Windows. Storage cupboard. Exposed beams.

Bedroom One

11'1 x 16'2 (3.38m x 4.93m)
Enter via farm style door. Windows to both elevations and Velux windows. Built in wardrobes. Radiator. Recessed spotlights Door into:

En Suite

10'8 x 6'5 (3.25m x 1.96m)
Wash hand basin with separate taps built into vanity unit. Low flush WC. Two skylight windows. Radiator. Bath with mixer tap and electric shower over.

Bedroom Two

10'1 x 14'4 (3.07m x 4.37m)
Enter via farm style door. Window. Velux window. Radiator. Exposed beams. Storage cupboards.

Bedroom Three

10'0 x 8'2 (3.05m x 2.49m)
Enter via farm style door. Window. Radiator. Exposed beams. Built in wardrobe.

Bathroom Shower Area

10'6 x 6'0 (3.20m x 1.83m)
Enter via farm style door. Tiled floor tiled walls. Exposed brickwork. Shower cubicle with rain affect mixer shower over. Wash hand basin with mixer tap built into vanity unit. Windows. Towel rail. Exposed beams.

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Bathroom Bath Area

7'4 x 8'9 (2.24m x 2.67m)

Continuation of tiled floor. Tiled walls. Tear drop bath with mixer tap. Low flush WC. Bidet. Exposed beams. Towel rail. Velux window.

Outside

Externally the property is set within grounds of just under an acre and enjoys a particularly private setting bordered by mature trees, established woodland and open countryside views. The gardens have clearly been designed with both family living and entertaining in mind, with large lawned areas, extensive patio seating and a woodland stream creating a setting that feels far more secluded than its convenient position may suggest.

To the rear, a broad paved terrace runs across the back of the house and provides multiple seating and dining areas overlooking the gardens. The outside space works particularly well for families, with plenty of open lawn, space for play equipment and a gently sloping aspect that gives the plot an impressive sense of scale. There is also a large outbuilding here with potential for development.

Beyond the formal gardens is a wooded area with a stream running through, adding character and a more natural backdrop to the grounds. The plot itself offers a good balance between usable garden space and mature planting, with established trees and borders helping create privacy throughout the seasons.

To the front there is extensive gravelled parking along with additional outbuildings and storage areas, while the elevated aerial aspect highlights both the scale of the grounds and the position of the property within its surroundings.

Planning Permissions

Planning permission number R24/0737 - Demolition of existing workshop with the erection of a new four bedroom dwelling and associated parking of just under 2000SQFT. on land adjacent to Brickyard Cottages. Approval decision date March 2025.

Planning permission number. R08/0637/HOUS. Erection of two storey and single storey extensions. Approved May 2008 and already started.

Planning permission number R17/1764. Erection of a replacement dwelling following planning approval R16/2416 (Conversion of workshop to dwelling and conversion of storage building to Granny Annexe with associated access and landscaping, dated 28 March 2017).

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



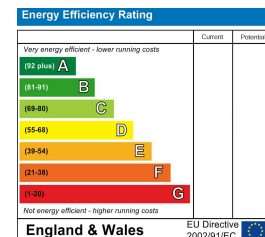
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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