



Rose Cottage & The Old Workshop
Lower Green | Woolscott | Rugby | CV23 8DD

ROSE COTTAGE & THE OLD WORKSHOP

First time on the market in 38 years. A unique country lifestyle property with around four acres, equestrian facilities, an annexe, a studio and substantial workshop.



KEY FEATURES

Rose Cottage & The Old Workshop enjoy the kind of rural setting that offers a wonderful balance between countryside living and everyday convenience. Positioned at the end of a very quiet, no-through single-track lane, the property provides a wonderful opportunity to acquire a characterful link-detached country cottage, together with an impressive 2/3-bedroom separate detached dwelling, a studio, garage/workshop, equestrian facilities and around four acres of land. There are no public rights of way across the property, further enhancing the privacy and enjoyment of the extensive grounds. Offering a rare combination of home, separate detached dwelling, studio, substantial workshop and extensive grounds, the property provides an exceptional degree of flexibility for family life, multi-generational living, equestrian pursuits, hobbies or those seeking space to work from home.

Rose Cottage

Rose Cottage is a charming four bedroom link detached cottage with a warm and welcoming character. The ground floor is centred around an attractive open plan kitchen and dining area where a traditional Rayburn creates a natural focal point and complements the country character of the home. A separate sitting room features a log burner providing a cosy retreat, while a generous utility room and shower room add valuable practicality.

A further reception room on the ground floor offers excellent flexibility and could be used as a home office, snug, playroom or fourth bedroom. Upstairs are three bedrooms together with a family bathroom.













The Old Workshop

One of the property's most exciting features is The Old Workshop built in 2001 this substantial detached building incorporates a versatile 2/3 bedroom dwelling, studio and garage/workshop.

The 2/3 bedroom dwelling provides genuinely useful independent accommodation and is equally suited to family members, guests or those looking for a separate living space. The ground floor offers an open plan living, kitchen and dining room with a log burner creates an inviting central living space, complemented by a separate office/bedroom 3. The second floor provides two bedrooms and a family bathroom.

Next to the dwelling is a remarkable open plan studio with a mezzanine level. This is an inspiring space that could lend itself to an artist's studio, pottery, creative workshop, home business, gym or simply somewhere to pursue hobbies away from the main house. The mezzanine provides an additional dimension and makes this an especially versatile space.

The garage/workshop has a personal door as well as double doors opening directly onto the driveway and benefits from three phase power making it particularly appealing to those requiring a substantial workspace or specialist equipment. A slim Demag Beam Crane is also fitted within the workshop a useful additional for those wanting to lift heavier components.

There is potential to further enhance The Old Workshop, with the garage/workshop offering the possibility of conversion to additional residential accommodation, subject to the necessary planning consents. The overall arrangement may also lend itself to the property being divided into two separate homes, each enjoying approximately two acres of land, subject to the necessary consents and approvals.











Equestrian Facilities

For those with horses and an appreciation of the outdoors, Rose Cottage offers an impressive range of facilities.

There are four large stables, together with an additional stable divided into two, providing excellent flexibility for equestrian use. A dedicated tack room, hay barn and extensive paddock provision complement the facilities creating a well equipped home for those looking to keep horses at home. The stables have a water supply and power connected.

The land adjoining Rose Cottage extends to just under two acres and is currently divided into four paddocks providing manageable grazing and excellent flexibility for equestrian use.

Across the lane, a further approximately two acres is divided into three paddocks and incorporates a round pen providing an excellent additional area for exercising and training horses.

Planning for a 20x40 outdoor school was passed in 2018 ref R18/0890 however this has since lapsed.

Riding out takes you across some of Warwickshire's most beautiful countryside with Onley Grounds Equestrian complex only a few miles away.







Grounds & Gardens

The grounds extend to around four acres and provide a wonderful balance of formal garden, paddocks and open countryside.

The cottage garden surrounding Rose Cottage provides a charming setting for the house while a small copse adds privacy and a natural backdrop. A greenhouse offers the opportunity for keen gardeners to grow throughout the seasons whilst the surrounding land provides space, freedom and an enviable connection with the countryside.

There is ample parking together with excellent vehicular access to the various buildings, stables and land. Off the land there is a detached timber framed single garage with light and power connected and double doors to the front. A rear door provides pedestrian access to the garden.

Solar panels add an additional practical and sustainable feature to this already well equipped country property, while a private sewage system provides independent services.

A Property of Outstanding Versatility

Rose Cottage is far more than a traditional country cottage. It is a property that can adapt to a wide variety of lifestyles offering the opportunity to combine home and business, family and guest accommodation, equestrian interests and creative pursuits all in one exceptional setting.



Whether the aspiration is to enjoy a rural lifestyle with horses, accommodate extended family, create a thriving home based business, establish an artist's or craftsman's studio or simply enjoy the freedom and privacy that around four acres can provide, Rose Cottage and The Old Workshop offers a rare and exciting proposition.

With its characterful main cottage, independent 2/3 bedroom dwelling, studio, substantial workshop, extensive equestrian facilities, paddocks, gardens and around four acres, Rose Cottage & The Old Workshop represents an increasingly rare opportunity to acquire a truly versatile country lifestyle property.





THE AREA

Surrounded by open countryside, farmland and attractive Warwickshire villages, the property is ideally suited to those looking to enjoy a more peaceful way of life without sacrificing access to excellent amenities, schools and transport connections.

The nearby market town of Rugby provides an extensive range of everyday facilities including independent shops, supermarkets, restaurants, cafés, leisure facilities and professional services. The surrounding villages also offer a selection of traditional pubs, village communities and countryside walks making this an appealing location for those who enjoy an active outdoor lifestyle.

For equestrian enthusiasts, walkers, cyclists and those simply looking for space and fresh air the combination of around four acres and the surrounding countryside provides an exceptional setting.

Education

The area is particularly well served for education with a choice of well regarded state and independent schools within the wider Rugby and Warwickshire area.

Independent schooling includes the renowned Rugby School together with Bilton Grange Preparatory School and Princethorpe College. Rugby also offers a strong selection of state schools including Rugby High School and Lawrence Sheriff School.

The area's range of schooling combined with its rural surroundings and accessibility makes it an attractive proposition for families.

Road Connections

The property's location provides convenient access to some of the Midlands' principal road networks. Rugby is particularly well positioned for connections towards Coventry, Warwick, Leamington Spa, Northampton and Birmingham whilst the surrounding motorway and trunk-road network provides straightforward journeys further afield.

The M6, M1, M45, A5 and A14 are all accessible from the wider Rugby area providing excellent connections for both business and leisure travel. This strategic location makes it possible to enjoy a rural home while remaining within easy reach of major commercial centres and cities.

Rail Connections

For commuters Rugby railway station provides a significant advantage. Rugby railway station is on the West Coast Main Line and provides frequent services towards London Euston with journey times of around 50 minutes on fast services.

There are also direct rail connections towards Birmingham and other major Midlands destinations making Rugby an increasingly popular choice for those seeking countryside living with excellent commuter connections.

A Rural Lifestyle Without Compromise

With its extensive land, equestrian facilities, independent accommodation and superb collection of outbuildings Rose Cottage & The Old Workshop offers the opportunity to embrace a genuine country lifestyle while remaining conveniently positioned for the amenities, schooling and transport connections of Rugby and the wider Warwickshire region.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – Main House E and separate dwelling B

Council Tax Band – Main House E and separate dwelling A

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains and solar panels

Water Supply – Mains (unmetered)

Drainage & Sewerage – Sewage treatment plant

Heating – Solid fuel Rayburn with back boiler and dry underfloor heating

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Timber framed single garage and off-road parking for numerous vehicles including horse boxes and trailers.

Special Notes – The property is split over multiple titles and is subject to restrictive covenants, rights and easements. Part of the additional land is subject to pipeline rights in favour of United Kingdom Oil Pipelines Limited, with a strip of land subject to a long-term lease. The sellers advise that the pipeline has been in place for approximately 40+ years and, to their knowledge, has not been accessed or disturbed during this time. They understand that there is a restriction preventing building over the pipeline. There is also a covenant relating to the field on the opposite side of the lane, which the sellers understand restricts its use for residential development. Buyers are advised

to review the relevant title documentation and satisfy themselves as to the full extent and effect of any rights, easements and covenants affecting the property. The property has experienced historic subsidence caused by trees, which has since been rectified, with a certificate issued in November 2025. The property benefits from 16 solar panels with an associated Feed-in Tariff, providing an income from generated electricity. Installed in 2012, the system is owned outright by the current vendor and connected to the national grid. The sellers advise that the panels have generated in excess of £2,700 in income this year, with more than ten years remaining under the 25-year Feed-in Tariff arrangement. The property is served by a private drainage system, installed in 2021, and there is an approximate annual cost of £150.00 for the emptying and maintenance of the sewage treatment plant. Please contact the agent for more information.

Total Internal Floor Area – Main House: 1,400 sq. ft. Annexe: 1,864 sq. ft.

Directions – Postcode: CV23 8DD

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

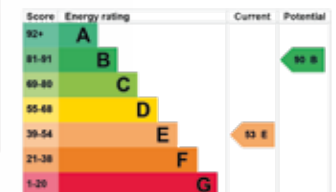
Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>.

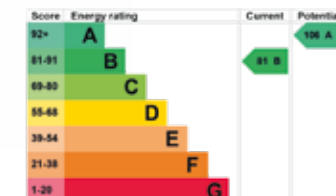
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Approximate gross Internal Area
Rose Cottage = 1400 SQ FT / 130 SQ M
The Old Workshop = 1864 SQ FT / 173 SQ M
Stables = 171 SQ FT / 67 SQ M
Total = 4670 SQ FT / 434 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.



The Old Workshop Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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