



Littlefield Farm, Warwickshire, CV23 8BA

HOWKINS&HARRISON
Equestrian

**Littlefield Farm, Broadwell Road, Grandborough Fields,
Rugby, Warwickshire, CV23 8BA**

Guide Price: £1,500,000

A beautifully presented converted barn offering a high specification throughout, with additional outbuildings, stabling, equestrian facilities and paddocks.

In all circa 16 acres.

Features

- Stylish open plan living with over 4,000 sq ft of accommodation
- Impressive kitchen/dining/living space with reception hall • Master bedroom suite with large en-suite and bespoke walk-in wardrobe, 3 large double bedrooms all with en-suites • Office with bespoke handmade furniture, laundry, cloakroom and boot room
 - Self-contained guest annexe with bedroom, en-suite, and kitchenette, and a double bedroom/playroom.
- Excellent equestrian facilities including stabling, outbuildings and 40m x 20m manege • Landscaped and fenced grazing paddocks
 - Countryside views in a desirable and tranquil rural setting



Description

Howkins & Harrison are pleased to bring to market this impressive equestrian property.

Littlefield Farm is a stunning family home, stylishly converted in 2020/2021 with meticulous attention to detail throughout, incorporating high-specification fixtures and fittings. It now offers a unique and rarely available package comprising a family home, an excellent range of equestrian facilities, outbuildings and land, all set within a desirable and tranquil, yet convenient rural location.

The property provides flexible, open-plan living accommodation, along with the potential for a separate self-contained annexe. It will appeal to a variety of purchasers, particularly those seeking an equestrian, lifestyle or amenity property.

There is also exciting potential to further develop the barns and outbuildings, subject to obtaining the necessary planning permission (previously approved).



Location

Littlefield Farm is situated in a rural location, with wonderful countryside views, yet close to the popular towns of Rugby, Leamington Spa, Southam and Daventry.

Rail stations with links to London include Rugby - 10 miles (Euston from 55 minutes), and Banbury - 21 miles (Marylebone from 55 minutes). The location offers easy access to the M1 and M40.

Leamington Spa, Banbury, Rugby and Northampton all offer a wide range of shopping and leisure facilities, while the nearby village of Dunchurch and the town of Southam provide convenient local amenities.

Early years education: Leamington Hastings, Bilton Grange, The Crescent & Staverton.

Secondary education: Princethorpe College, Rugby School, Southam College & Rugby High School.





Floor Plan



Energy Efficiency Rating		Current	Potential
<small>Energy efficient - save money and the environment</small>			
A			
B			
C		74	86
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Property

The oak-framed entrance opens into a striking double-height open-plan kitchen, sitting and dining area, centred around a high-quality fitted kitchen with quartz island and doors to the garden and terrace. A separate sitting room with a fireplace that leads to a versatile home office/playroom, alongside a useful boot/utility room and cloakroom.

A bespoke staircase rises to a mezzanine entertaining space with bar and additional bedroom/playroom. The principal bedroom features an en-suite and dressing area, with four further en-suite double bedrooms. A self-contained guest annex sits at the western end.

Finished to a high standard throughout, the property benefits from underfloor heating, an air source heat pump, solar panels and excellent insulation. Outside, there is an enclosed garden and generous entertaining terrace.

Stylish open plan living with over 4,000 sq ft of accommodation





The Buildings

A large concreted yard provides a four-bay pole barn alongside a four-bay steel portal-framed building with integrated stabling and tack room. Planning permission was previously in place to extend the covered space, and there is potential to replace the pole barn with alternative equestrian development or further buildings. Adjoining is a well-constructed 40m x 20m floodlit sand and rubber manege. The additional ancillary buildings and mobile field shelters are also included.

The Land

The property includes well-maintained pastureland and paddocks, all securely fenced with water connections. Approximately 300 trees and new hedgerows have been planted, creating an attractive perimeter walk. A pond, stream and small wooded area lie along the northern boundary.

The land fronts the Broadwell Road that leads to the bridleways and tracks that are close to the farm.

Services

Mains water and electricity are connected, with drainage via a private Klargest system. Heating is provided by an air source heat pump, with solar panels generating an income of approximately £3,000–£4,000 per annum. High-speed broadband is available (up to c.1000 Mbps), though speeds may vary. Services and installations have not been tested.

Tenure

Freehold with vacant possession.

Viewings

Howkins & Harrison LLP
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Planning and Local Authority

Planning permission (Ref: R21/1172, March 2022) was accepted to extend the existing stabling building.

Rugby Borough Council – www.rugby.gov.uk
Council Tax Band G.

Public Rights of Way

The property is not affected by public or private rights of way but benefits from access to an extensive local bridleway and footpath network. It is sold subject to all existing rights, wayleaves and easements.

Plans & Boundaries

Plans are based on Ordnance Survey data and are for reference only. Boundaries and ownership details should be independently verified by the purchaser.

Directions

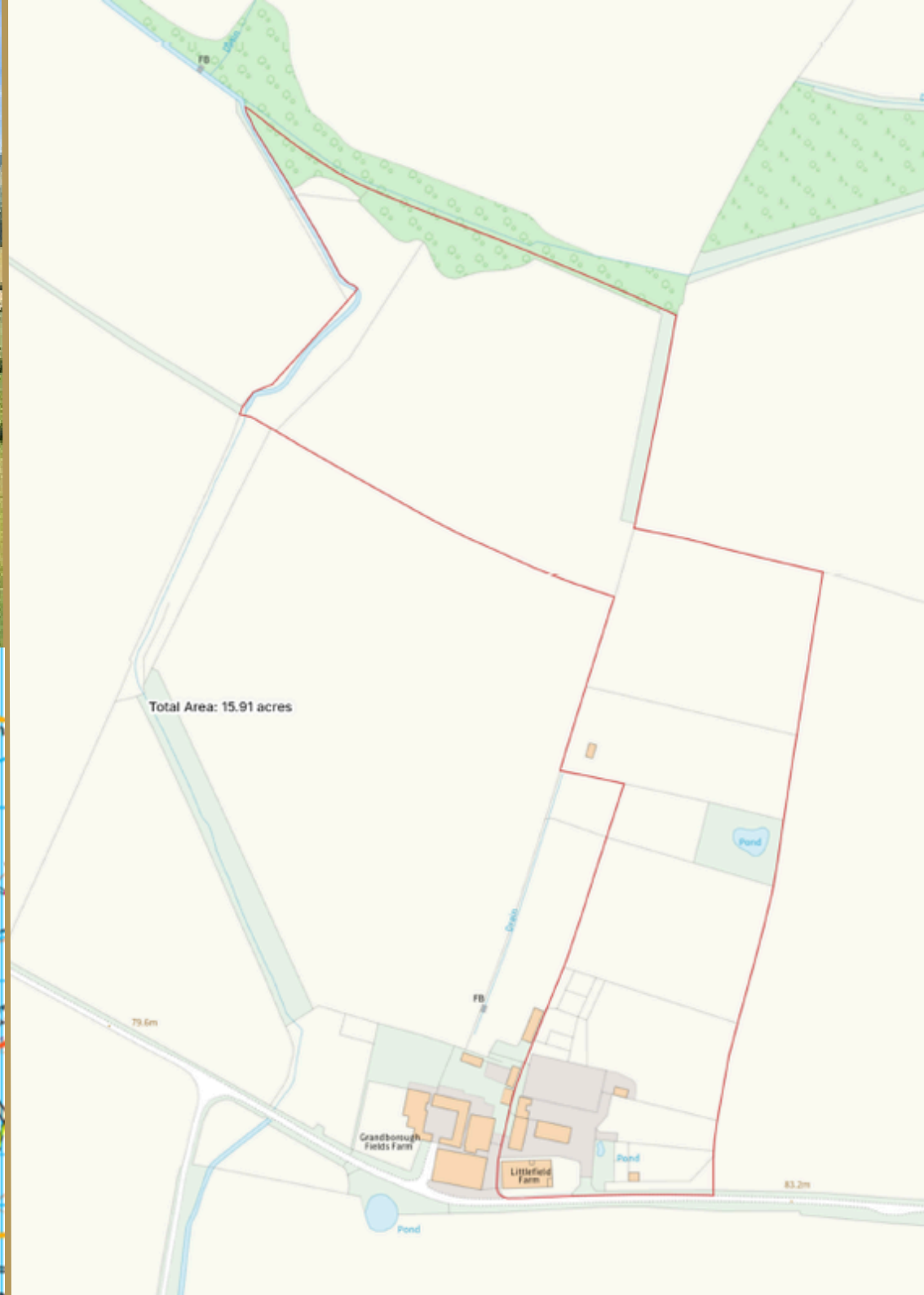
From Southam head north on the A426 for approximately 3.5 miles then turn right onto the Flecknoe Road signposted Broadwell and Flecknoe.

Follow the road for approximately 2.5 miles and the property will be located on the left hand side marked by a sale board and accessed through electric gate.

What3words - [///modules.input.seabirds](https://www.what3words.com/#!/modules.input.seabirds)

Equestrian Features

- & Comprehensive range of on-site equestrian facilities, ideal for private use or small-scale professional set-up
- & Useful outbuildings and barns offering scope for stabling, storage or further equestrian development (subject to planning)
- & Land well suited to grazing and paddock division, supporting a variety of equestrian needs
- & Set within attractive and tranquil Warwickshire countryside with access from the Broadwell Road to quiet lanes and nearby bridleways for hacking
- & Conveniently located for well-regarded local equestrian centres, including Onley Grounds Equestrian Complex and Dallas Burston Polo Club
- & Ideal for both leisure riders and competitive equestrians seeking a well-connected yet rural base





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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.