



The Hayloft
Coventry Road | Cawston | Rugby | Warwickshire | CV23 9JP

THE HAYLOFT





KEY FEATURES

A Remarkable Barn Conversion Where Heritage Meets Contemporary Living

Set on the edge of the sought-after area of Cawston, just south of Rugby, The Hayloft is an exceptional lifestyle property that seamlessly blends historic character with striking modern design and offers over 5500 sq ft of accommodation. Carefully and sympathetically converted in 2020, with further impressive changes by the current owners, this unique barn conversion offers flexible living spaces and outstanding opportunities for home working, entertaining and multi-generational living.

A Home of Distinctive Character

Constructed in traditional brick beneath Staffordshire Blue tiles The Hayloft retains an extraordinary collection of original architectural features thoughtfully integrated with contemporary finishes and bespoke craftsmanship throughout.

From the moment you step into the welcoming entrance hall exposed brickwork, reclaimed materials and carefully curated interiors set the tone for a home unlike any other.

The heart of the property is the spectacular open-plan kitchen and dining area. Bathed in natural light from three expansive sliding glass doors opening onto the enclosed garden, this stunning space combines modern functionality with authentic barn character. Exposed beams and original features create a warm atmosphere while the central island and breakfast bar make it ideal for everyday family life and entertaining alike. A walk in pantry and utility room complete this well-designed space.

The impressive sitting room, converted by the current owners from existing outbuildings, certainly has the wow factor, with a beautiful inglenook fireplace with log burner, vaulted ceiling and two sets of bi-fold doors with integrated blinds, allowing natural light to flood in. This stunning room, also with its mesmerising integrated fish tank, is the perfect place to enjoy time with friends and family throughout the seasons.

The light and welcoming entrance hall also provides access to a gaming room perfect for when the children's friends visit, guest WC, cloakroom with ample storage for all the shoes and coats and a games room currently housing the pool table but which could also make a spacious office.

The ground floor also offers a playroom and laundry room with space for a washing machine and tumble dryer and a very handy laundry shoot. For those in need of downstairs bedrooms, this barn conversion offers just that, with a spacious double bedroom with dressing area and ensuite bathroom, perfect for an older family member or those unable to manage stairs.









SELLER INSIGHT

“ The moment we arrived, we knew this was somewhere special. We instantly fell in love with the peaceful rural setting, where almost every window frames views across open countryside and neighbouring horses. It offers that rare balance of feeling completely immersed in nature while being just a few minutes from Rugby's shops, restaurants, takeaways and everyday amenities. For us, it has always been the best of both worlds.

Over the years, we've carefully adapted the house to suit the changing needs of our family, creating a home that's equally suited to everyday life and large celebrations. Every improvement has been made with family living in mind, from extending the garden and creating a welcoming entrance hall that links the original house to the converted barn, through to adding a stunning sitting room and fantastic games room. Today, the house offers an incredible variety of spaces, including a spacious kitchen diner, playroom, games room, gym, multiple sitting areas and mezzanine spaces within three of the bedrooms. With two adults, two children and two dogs, everyone has their own space to work, play or relax without ever feeling on top of each other, while still remaining connected.

Without question, the kitchen diner has always been the heart of our home. It's where we've shared countless family meals, birthday celebrations and parties, and it's the room that naturally draws everyone together. In the evenings, we love relaxing in the sitting room, a beautiful space full of character with exposed brickwork, original beams and steelwork. One feature that never fails to impress visitors is the striking fish tank that looks through from the sitting room into the hallway, it's always a wonderful talking point.

One of our favourite aspects of the house is its unique U-shaped layout. Every ground floor room enjoys views across the garden, creating a wonderful connection between inside and out. Whether someone is preparing dinner in the kitchen, relaxing in the sitting room or the children are playing outside, you can always see one another. It creates a lovely feeling of togetherness whilst still allowing everyone to have their own space.

The garden has played just as important a role in family life. It's been a wonderful place for our children to play safely and freely, whilst also providing peaceful spots to sit and unwind. The garden enjoys sunshine from morning until evening, making it perfect for outdoor dining, entertaining or simply appreciating the uninterrupted





countryside views. The generous private driveway has also been invaluable, offering ample parking for family and guests whilst enhancing the sense of privacy and space.

We've created so many wonderful memories here. From children's birthday parties and wedding anniversary celebrations to relaxed summer barbecues and family get-togethers, the house has effortlessly adapted to every occasion. It's equally comfortable hosting an intimate dinner for two as it is welcoming around 150 guests, with the generous indoor and outdoor spaces allowing everyone to spread out, relax and enjoy themselves.

Although the house feels wonderfully peaceful and tucked away, you're surrounded by friendly neighbours and a welcoming local community. Combined with excellent local schools, sports clubs, leisure facilities, superb road links and Rugby's fast rail connections to London and beyond, it's a location that offers exceptional convenience without compromising on its rural charm.

If we could offer one piece of advice to the next owners, it would be to make the most of every space the house offers. Host family and friends in the kitchen diner, enjoy long summer evenings in the garden, and embrace the flexibility of having so many different rooms to suit every stage of family life. Above all, take time to appreciate the stunning countryside views, they're something you never tire of.

You'll quickly discover why this has been such a special family home for us. It has the rare ability to feel like a peaceful countryside retreat while still keeping everything you need within easy reach."



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Designed for Modern Lifestyles

At the far end of the property is a spacious gym with bi-fold doors leading to the enclosed garden. There is also space for a golf simulator and a first floor/loft area which is currently used for storage. Whether used for home working, fitness, creative pursuits or recreation this adaptable space provides endless possibilities.



Exceptional First Floor Bedroom Accommodation

A striking bespoke metal staircase complete with integrated laundry chute leads to a vaulted first floor landing.

There are two generous double bedrooms, both with impressive ensuites, allowing the buyer to choose their primary bedroom. One of these also benefits from a charming mezzanine space. Two further bedrooms feature built-in wardrobes and charming mezzanine sleeping or study spaces, while the family bathroom showcases a freestanding bath, separate shower and bespoke upcycled design details.











Landscaped Gardens & Grounds

The enclosed gardens have been thoughtfully landscaped to complement the property's heritage setting. With its central lawn area, multiple access points from the house, spacious patio area which can accommodate a generous seating area and hot tub, as it does now, making this the perfect setting for children's play and outdoor dining.

To the front of the property there is a private entrance leading to an extensive driveway, providing parking for numerous vehicles.

Location

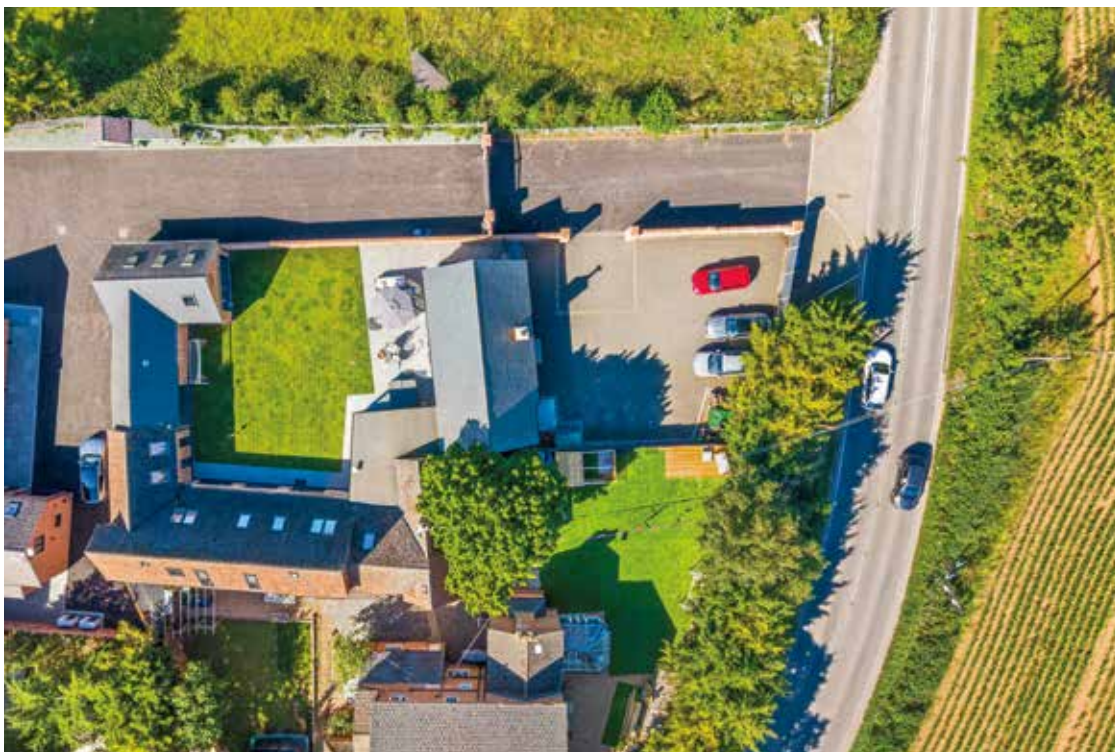
Situated on the edge of Cawston The Hayloft enjoys the perfect balance of rural surroundings and excellent connectivity. Nearby Cawston/Bilton offers a wide range of everyday amenities including shops, cafés, and pubs while more extensive shopping can be found in Rugby, Leamington Spa, Coventry, Solihull and Birmingham.

The area is particularly well regarded for its excellent educational provision including a number of highly regarded state and independent schools. Such as Crescent, Bilton Grange, Rugby School, Lawrence Sheriff, Rugby High and Princethorpe College.

Connectivity

- Rugby – 3.4 miles
- Leamington Spa – 11 miles
- Coventry – 10.5 miles
- Warwick – 16.3 miles
- M1 (J18) – 8.1 miles
- M6 (J1) – 5.9 miles
- Rugby Railway Station – 4.9 miles
- London Euston from approximately 49 minutes
- Birmingham International Airport – 20.8 miles





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – F

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Septic tank

Heating – Oil fired central heating

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

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

Parking – Driveway parking for 4+ cars.

Special Notes – The fish tank is available by separate negotiation. The property is subject to restrictive covenants, rights, and easements. The property benefits from shared access via a private driveway, with a contribution of approximately one fifth towards maintenance costs. The property is served by a shared private drainage system and there is an approximate annual cost of £100.00 for the emptying and maintenance of the septic tank. Please contact the agent for more information.

Total Internal Floor Area – 5530 sq ft

Directions

Postcode: CV23 9JP

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>.

The Hayloft, Coventry Road, CV23 9PJ
Approximate Gross Internal Area
Main House = 5530 Sq Ft / 514 Sq M
Total = 5530 Sq Ft / 514 Sq M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

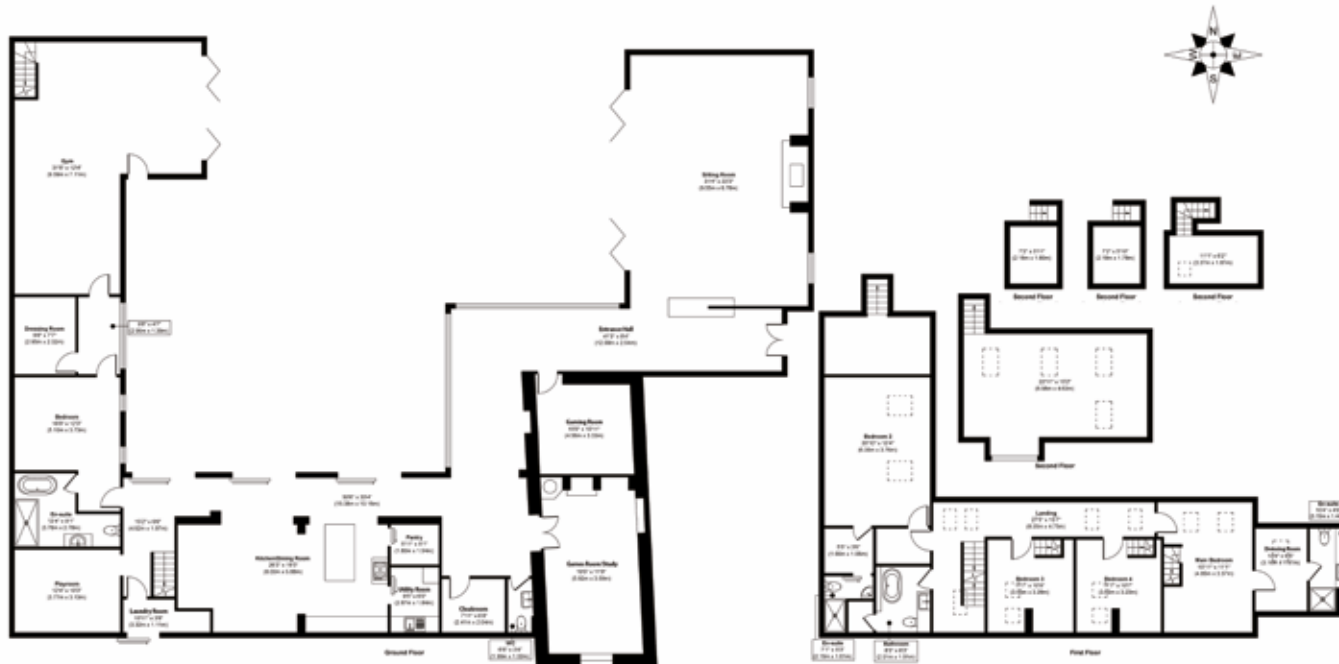


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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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. Printed xx.xx.2026





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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
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E: 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

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