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Elms House, Hillmorton

Offers in the region of £995,000

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Elms House, Hillmorton, Rugby

Complete Estate Agents are proud to introduce this impressive period home in Hillmorton, Rugby. The property offers a remarkable blend of character and modern living. The main house Spans over 3400 square feet, the property boasts an abundance of space, making it an ideal family residence.

Upon entering, you are greeted by two elegant reception rooms that provide a warm and inviting atmosphere, perfect for both relaxation and entertaining. The home features five generously sized bedrooms, ensuring ample accommodation for family and guests alike. With three well-appointed bathrooms, convenience is at your fingertips.

One of the standout features of this property is the large cellar, which presents a multitude of possibilities, whether for storage or as a creative space. Additionally, the property includes a substantial annexe of approximately 1,800 square feet, offering further versatility for use as a guest suite, home office, or even a rental opportunity. (STPP)

The exterior of the home is equally impressive, with electric secure gates providing peace of mind and privacy. The wealth of character throughout the property is evident in its charming architectural details, making it a truly unique find in the market.

This exceptional home in Hillmorton is not just a place to live; it is a lifestyle choice that combines comfort, space, and character in a desirable location. Whether you are looking to settle down with family or seeking a property with potential for various uses, this house is sure to impress.

Entrance Hall 7'9" x 29'1" (2.38 x 8.89)

Living Room 15'2" x 19'9" (4.64 x 6.04)
Walk in bat window to front. Window to side. Original fire surround. Original wood flooring. Original cornicing.

Dining Room 19'3" x 15'10" (5.89 x 4.84)
Feature bay window to side. Original solid wood flooring. Original cornicing. Cast iron radiator.

Kitchen 14'7" x 16'4" (4.45 x 4.99)
Re fitted within the last 2 years. Quartz worktops with an array of base cupboards and drawers with eye level units above. Sink unit with mixer above. Radiator. Recess for an American style fridge / freezer. Space for range style cooker. Built in dishwasher. Window to side and rear.

Cloakroom
low flush WC. Wash hand basin.

Rear Hall
Door to rear. Second staircase to first floor.

Access to Cellar
Door from main hall

Cellar One 15'6" x 20'5" (4.74 x 6.24)
Window to side.

Cellar Two 14'3" x 16'2" (4.35 x 4.95)
Window to side.

Storage Area 10'5" x 6'10" (3.19 x 2.10)
Would make an ideal wine storage area.

First Floor Landing
Two teir landing with doors off to

Bedroom One 15'4" x 16'2" (4.68 x 4.93)
Original fire surround. Cast iron radiator. Original cornicing. Window to front and side.

Bedroom Two 14'1" x 16'4" (4.30 x 4.98)
Original fire surround. Built in wardrobes. Cast iron radiator. Original cornicing. Window to side .

Bedroom Three / Office 14'8" x 8'9" (4.48 x 2.69)
Built in cupboards. Cast iron radiator. Window to side.

Family Bathroom 14'8" x 6'4" (4.48 x 1.94)

Stairs To Second Floor Landing
Spacious landing area which is currently being used as a gaming room. Storage. Window to rear.

Bedroom 14'7" x 9'4" (4.45 x 2.86)
Window to side.

Bathroom 8'4" x 6'2" (2.56 x 1.88)
Large walk in shower with glazed screen and power shower. Tiled splash areas. Low flush WC. Wash hand basin. Windows to rear.

Annexe Games Room 36'9" x 21'4" (11.21 x 6.52)
Window to front.

WC
Low flush WC. Wash hand basin. Door to understair storage.

First floor Hallway 36'9" x 18'3" (11.21 x 5.57)

Store Room 14'6" x 7'8" (4.44 x 2.35)
Window to front.

Store Room 17'6" x 8'2" (5.34 x 2.49)
Window to front.

Office 20'4" x 17'11" (6.21 x 5.47)
Window to front.

Garage 20'3" x 21'4" (6.18 x 6.52)

Outside
Entered via electric timber gates with off road parking for several vehicles. Mature front garden with is laid to lawn and enclosed but maturing trees and shrubs. Rear garden is laid to lawn with path to Annexe and timber porch to rear hallway.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

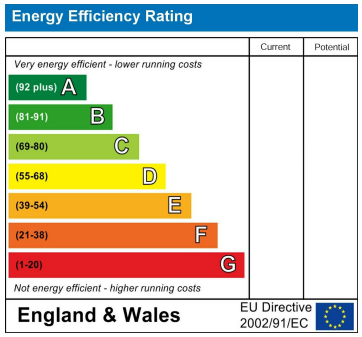
Agents Note
The existing games room/home office offers clear potential for annexe-style accommodation, subject to any necessary planning and building regulation approvals. Also there is potential to convert the cellars into additional accommodation. Prospective purchasers should satisfy themselves as to the feasibility of any alteration with Rugby Borough Council.

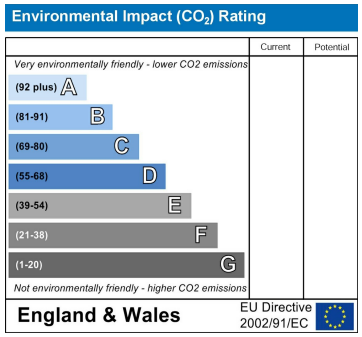
History of Elms House
Set beside Hillmorton Village Green, The Elms occupies a prominent position on Ashlawn Road, one of the

historic approaches into Hillmorton village. The property is described in public marketing material as an Edwardian period home, originally constructed just over 100 years ago, with generous accommodation, mature grounds and a wealth of period character.

Architectural features noted in previous marketing include high ceilings, cornicing, fireplaces, original floors and large glazed windows, all typical of a substantial early-20th-century residence The wider setting reflects Hillmorton's transition from historic village to sought-after residential suburb, particularly after the early-20th-century expansion of the Paddox area west of the village .

While the exact original construction date and first owner have not yet been confirmed from archive records, the available evidence supports presenting The Elms as a fine Edwardian home dating from the early 1900s, subject to further verification through local maps, directories and Warwickshire archive material. Its position, scale and period detailing make it a notable survivor of Hillmorton's early suburban growth, offering both historic character and a highly desirable village-edge setting.





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