



The Round Barn Lilbourne Road, Rugby, CV23 0BB

**Guide price £750,000**





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Rugby, CV23 0BB

- Exquisite Individual Circular Barn Conversion
- Two En Suites plus Family Bathroom with TV & Guest WC
- Gated Parking for Multiple Vehicles
- Located on the outskirts of Clifton Upon Dunsmore
- CAT 6 cabling
- 1.8 Acre Adjoining Paddock
- Four Double Bedrooms
- Completely Detached
- Underfloor Heating Throughout the Ground Floor

This beautifully converted barn, completed in 2016, blends character with modern living in Clifton upon Dunsmore. Set behind a hedgerow off Lilbourne Road, the property sits next to a 1.86-acre paddock.

The spacious home features a bright entrance hall leading to an open-plan area with a Walnut kitchen, dining, and sitting spaces, all with underfloor heating. Large double-glazed windows offer views of the surrounding countryside.

There are four double bedrooms, two with en-suite wet rooms, and a luxurious family bathroom with a rain shower and freestanding bath. The master suite occupies the entire first floor, complete with a wet room, dressing room, and paddock views.

Outside, bi-folding doors open to a wraparound patio, creating outdoor zones for dining, relaxation, and a hot tub. A large gravel driveway offers ample parking. This home combines privacy, modern comforts, and rural charm in a peaceful setting.



## Summary

## Location

## Entrance Hall

## Guest WC

Utility Room 10'2" x 11'1" (3.10m x 3.38m)

Circular Living Space with Kitchen  
27'10" x 34'6" max (8.48m x 10.52m max)

## Kitchen Area

## Inner Hall

Bedroom Two 16'8" x 11'5" max (5.08m x 3.48m max)

## En Suite

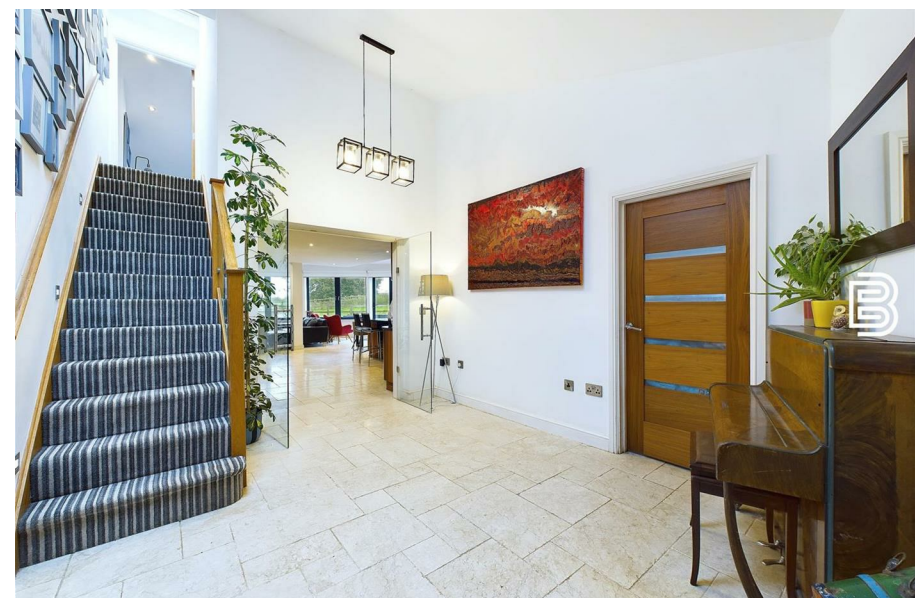
Bedroom Three  
16'11" x 10'5" max (5.16m x 3.18m max)

Bedroom Four 16'8" x 14'9" max (5.08m x 4.50m max)





Family Bathroom 11'5" x 11'10" (3.48m x 3.61m)  
 Upstairs Primary Bedroom  
 20'7" x 14'7" max (6.27m x 4.45m max)  
 Dressing Area 7'8" x 6'8" (2.34m x 2.03m)  
 En Suite 7'6" x 10'1" (2.29m x 3.07m)  
 Gated Driveway  
 Patio  
 Paddock  
 Money Laundering Regulations

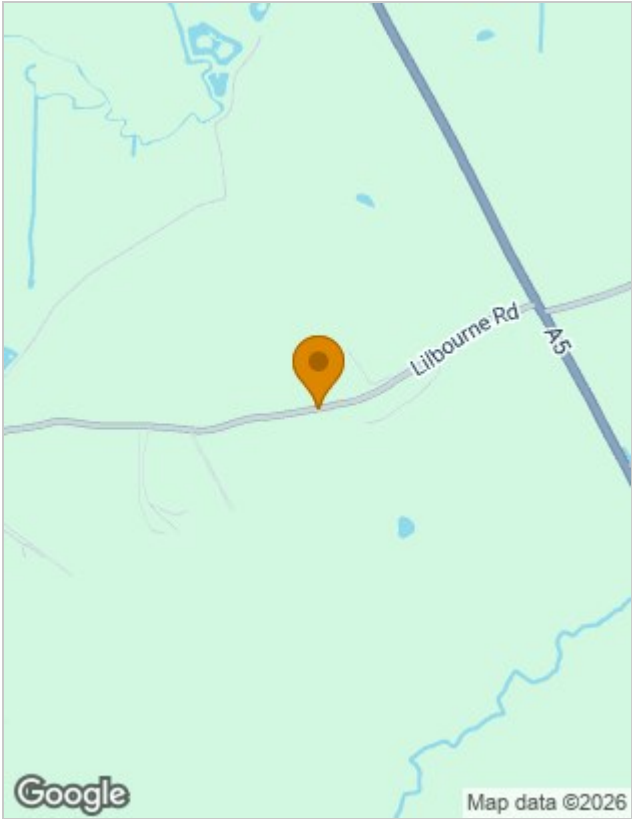




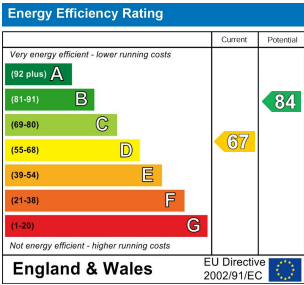
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.