The Hollies, Green Lane, Wibtoft, Warwickshire, LE17 5BB

HOWKINS & HARRISON

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Guide Price: £900,000

Nestled in the charming hamlet of Wibtoft, this beautifully presented period property offers a perfect blend of history and modern comfort. Believed to date back to the 17th century, the property boasts generous living accommodation over two floors. The current owners have thoughtfully updated the home to reflect modern and flexible living, while still retaining original features. This careful balance of old and new creates an inviting atmosphere that is both stylish and comfortable. The layout is practical, with well-proportioned rooms and a sense of understated elegance. Whether relaxing in the inviting living spaces or coming together for meals in the dining areas, this home provides the perfect setting for both every day living and special moments. Surrounded by picturesque countryside, the property is ideally situated, providing a serene environment while still being conveniently close to local amenities and excellent transport links. There are versatile outbuildings that present an opportunity for conversion to an annex, with space for multi-generational living, or a business. The property provides ample parking, easily accommodating several vehicles with a double car port and a triple garage. With its attractive features, modern updates, and idyllic location, this property provides a wonderful opportunity for anyone looking to settle in a picturesque village setting, with generous living and entertaining space, country gardens, and annex potential.

Features

- Sought-after countryside location
- Beautifully presented throughout
- Over 3,369 sq ft of accommodation
- Refitted kitchen and bathrooms
- Floors of stone travertine and marble flooring
- Principal suite with walk-in dressing room and en-suite
- Spacious family bathroom
- Exposed timbers
- Inglenook fireplaces
- Bespoke Amdega conservatory
- Underfloor heating to some of the ground floor rooms
- Outbuildings
- Triple garage
- Car port
- Landscaped gardens
- Plot extending to 0.39 acres

Ground Floor

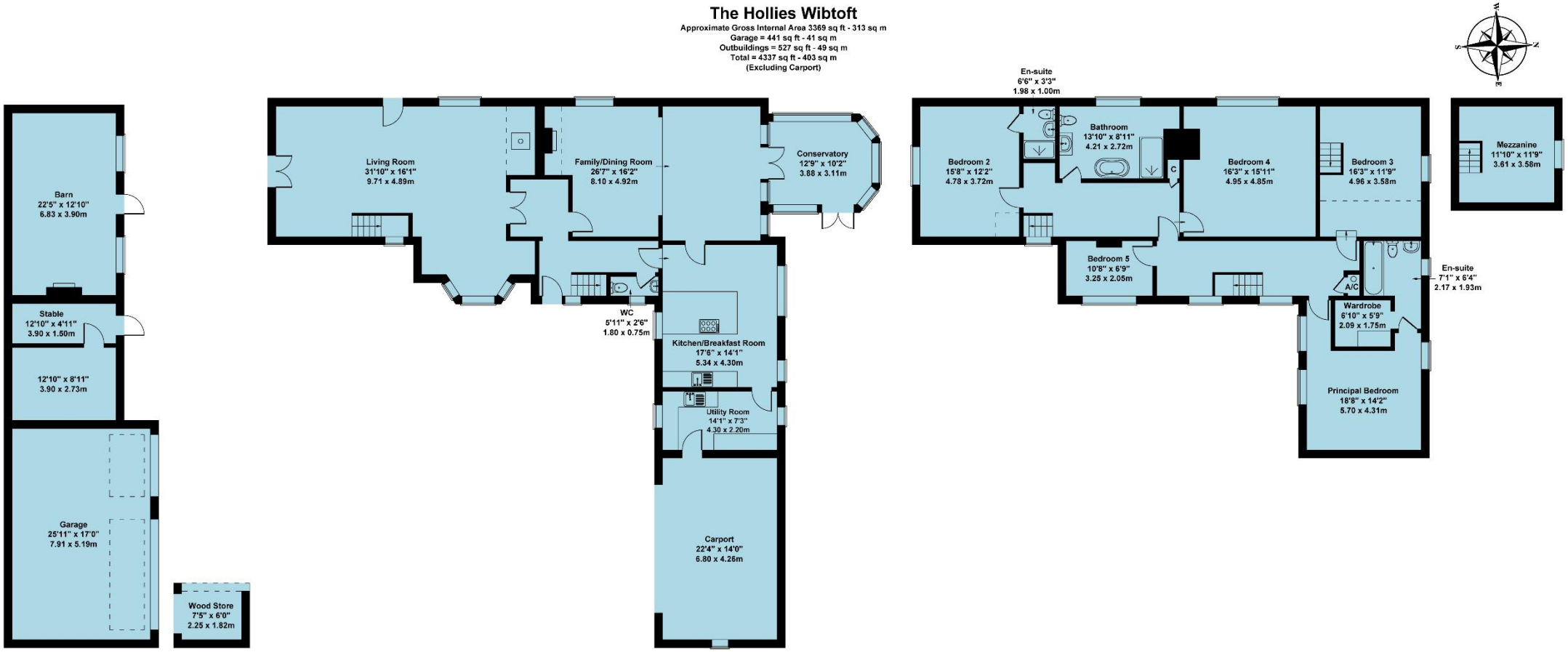
Step into a welcoming entrance hall featuring elegant marble tiled flooring, with the added comfort of underfloor heating. Stairs rise to the first floor, while doors lead to the principal ground floor accommodation, including a convenient cloakroom. Glazed double doors open into a beautifully spacious living room, rich in character with striking exposed ceiling timbers and beams. The room benefits from dual aspect windows, including an attractive bay window with historic panelling believed to date back 300–400 years. A door opens to the front aspect and multi-paned French doors open to the side. A secondary staircase leads to the first floor. The focal point is an impressive inglenook fireplace, creating a warm and inviting atmosphere, with exposed brickwork and a substantial log burner, set on a quarry tiled hearth. The split-level family/dining room is equally charming, with stone tiled flooring and underfloor heating, complemented by exposed ceiling timbers and a further inglenook fireplace with an open Jetmaster fire. Multi-paned windows overlook the main gardens, while double doors lead through to a bespoke built Amdega conservatory - ideal for entertaining or relaxing and offering wonderful views, with quarry tiled flooring and direct access to the patio. The bespoke kitchen, thoughtfully re-fitted by the current owners, is accessible from the entrance hall, utility/boot room, and family/dining room, creating a superb flow for modern living. It features a range of stylish wall and base units, along with a large central island incorporating additional storage and a seated breakfast bar. Integrated appliances include a Neff induction hob, Neff 'Slide & Hide' electric oven, combination microwave oven, and fridge and freezer. The freestanding island offers flexibility and can be repositioned if desired. A door from the kitchen leads to the well-equipped utility/boot room, fitted with further storage and offering space and plumbing for an American-style fridge/freezer, washing machine and tumble dryer. From here, there is direct access to the carport.

First Floor

Stairs from both the entrance hall and the sitting room lead to two distinct first-floor landing areas. The principal bedroom is accessed from the main landing and offers a luxurious retreat, complete with a walk-in wardrobe fitted with shelving and hanging space, as well as dual aspect windows providing plenty of natural light. The stylish en-suite bathroom is finished to a high standard with travertine flooring and a combination of travertine and metro wall tiling, featuring a bath with rainfall shower over and glass screen, WC, wall-mounted wash basin and a chrome heated towel rail. Bedroom three is located nearby and benefits from engineered oak flooring and a Victorian-style radiator. An oak staircase leads to a superb mezzanine level, ideal as a home office or additional sitting area, complete with exposed timbers and a contemporary glass and oak balustrade. Bedroom five is currently utilised as a study, offering further flexibility. From the main landing, a door leads to a secondary landing with fitted shelving, providing access to the remaining bedrooms and family bathroom. Bedroom two features an impressive, vaulted ceiling with exposed timbers and enjoys a pleasant side aspect, along with a well-appointed en-suite shower room finished with travertine tiling. Bedroom four is a generously sized double room overlooking the front aspect and benefits from engineered oak flooring. The family bathroom is particularly spacious and beautifully appointed, featuring high-quality travertine tiling, a walk-in shower with rainfall head, WC, and a shaker-style vanity unit with marble top and inset basin. A striking freestanding roll-top slipper bath with handheld shower and a Victorian-style heated towel rail complete this elegant space.

The Hollies Wibtoft

Approximate Gross Internal Area 3369 sq ft - 313 sq m
Garage = 441 sq ft - 41 sq m
Outbuildings = 527 sq ft - 49 sq m
Total = 4337 sq ft - 403 sq m
(Excluding Carport)



Not to Scale. Produced by The Plan Portal 2026
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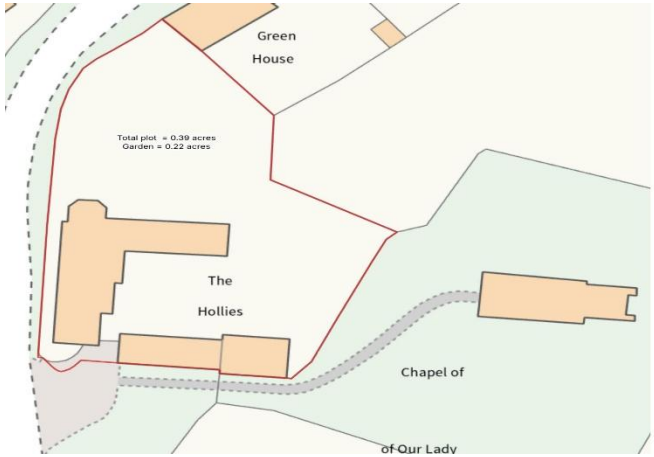
Outside

The front of the property is surrounded by established planted borders, with a gravelled driveway extending through double wrought iron gates, leading into a spacious courtyard. This versatile area provides ample parking for several vehicles and is bordered by a range of brick-built outbuildings with pitched tiled roofs, including a triple garage and a workshop with an adjoining single stable which, subject to obtaining the necessary planning permissions, could be transformed into an annex, home office or even a gym. Additional covered parking is provided by brick-built, open-fronted double carport, featuring a pitched and tiled roof, which also offers direct access to the utility/boot room. The gardens are a true highlight of the property, offering a sense of privacy and tranquility. A gated entrance leads to a well-established, mainly lawned garden that wraps around the side of the house and is enclosed by a combination of mature hedging and brick walls. The space is enriched with mature trees, including a striking Scotch pine and birch, herbaceous plants, shrubs and vibrant seasonal flowers, creating colour and interest all year round. Adjacent to the conservatory, a paved patio provides the perfect setting for outdoor dining and entertaining. At the rear, an enchanting rose arbour opens onto a secluded garden retreat, featuring an open-fronted outbuilding ideal as a potting shed or storage area. A further private garden area, screened with tall evergreens and fruit trees, offers an additional peaceful space for relaxation.

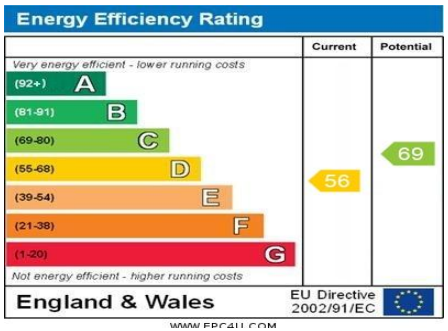


Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council - Tel:01788-533533.
Council Tax Band – G.



Location
Wibtoft is a small village and civil parish in the Rugby Borough of Warwickshire and is ideally located for access to the main motorway network. The historic market town of Rugby lies to the south with the main line rail link to London Euston in less than 50 minutes. The M1 motorway at Junction 20 is just a short drive away as is the M6 motorway. Public schools such as Rugby, Oundle, Uppingham and Oakham are within easy reach as are Rugby Grammar School and Lutterworth Community College. Local primary schooling is found at nearby Monks Kirby. Adjacent market towns of Lutterworth, Hinckley and Market Harborough provide ready access to supermarkets, banks and a range of amenities.

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