



The Old Royal George
Main Street | Grandborough | Rugby | Warwickshire | CV23 8DQ

 FINE & COUNTRY

THE OLD ROYAL GEORGE



KEY FEATURES

A Rare Opportunity to Acquire a Piece of Village History

Occupying a prominent position within the heart of the picturesque Warwickshire village of Grandborough, The Old Royal George is a substantial detached period residence offering character, history and immense potential. Formerly the village public house during the early 20th century this distinguished property was known as The Royal George before its conversion to a private residence. Extended during the 1970s, and cherished by the same family for over fifty years, it now presents a unique opportunity for a new owner to restore and enhance a home rich in heritage and character.

Available with no onward chain, The Old Royal George combines generous living accommodation, garages, workshop and a sizeable rear garden on a plot of 0.25 of an acre, creating a property perfectly suited to family life while offering exciting scope for modernisation and personalisation.

Ground Floor Accommodation

The ground floor offers an impressive range of reception space providing exceptional versatility for modern family living while retaining the warmth and character expected of a home with such an interesting history.

At the heart of the property are four reception rooms each possessing its own individual charm and purpose. The living room, dining room and music room all feature attractive open fireplaces with characterful surrounds creating inviting focal points and evoking the atmosphere of a traditional country home. These rooms are perfectly suited to both everyday family life and entertaining, with the crackle of an open fire adding warmth and ambience throughout the colder months.

The living room provides a comfortable and welcoming space for relaxation while the dining room offers an ideal setting for family gatherings, celebrations and formal entertaining. The music room with its distinctive character and period features presents a wonderful opportunity for a variety of uses whether as a music room, library, snug or additional reception area.

Complementing these rooms is a particularly spacious sitting room, a versatile area that lends itself perfectly to modern family requirements. With ample space for sofas, games and storage it would make an excellent children's playroom allowing younger family members their own dedicated area while keeping the principal reception rooms free for more formal use. Equally it could serve as a family room, media room or hobby space depending on individual needs.

The generous and adaptable ground floor layout reflects the property's evolution over the years and provides tremendous flexibility for a growing family. The combination of multiple reception rooms, period fireplaces, exposed character features and excellent proportions creates a home that is both practical and full of personality.

Supporting the reception accommodation are the kitchen, breakfast room, utility room, pantry and ground floor shower room providing a practical arrangement for day-to-day living and offering excellent potential for reconfiguration or enhancement, subject to a purchaser's requirements. Together these spaces create the foundations for a superb family home ready to be updated and enjoyed by its next custodians.









SELLER INSIGHT

“ The Old Royal George has been our family home for over 60 years. My parents bought it as their first home shortly after they were married, and together they worked incredibly hard to create a wonderful family home for us four children. It was always a busy, lively house with so much space to play and make memories. The playroom, now the lounge, was filled with giant Scalextric and train sets, and a huge model farm that Dad built, with different toys in every corner.

We were very much an outdoor family, spending hours in the large garden. Dad even built me a movable Wendy house, and we had toy wheelbarrows, sit-on trains and trikes to keep us entertained. As we grew older, our adventures took us further afield across the surrounding fields on long walks and cycle rides. The winters seemed colder and snowier back then, bringing happy days of building snowmen, sledging, snowball fights and walking through the frozen countryside. Summers were just as memorable, with family outings to pick blackberries, mushrooms, elderberries and dandelions, which Mum would turn into homemade wine.

I was always a collector and loved rummaging through the hedgerows and spinney, searching for old glass and stoneware bottles, probably left behind from when the house was still a village pub. As a child, I often imagined who might have lived here over the centuries and the many visitors who would have passed through its doors. I remember sitting in the cosy snug at Christmas, watching the coal fire glow brightly and imagining it had warmed families for generations before us.

In 1974, the house was extended to create new bedrooms for each of the boys, giving our growing family even more space. One feature we all remember fondly was the sweet cupboard hidden within the deep chimney between the music room and the living room – a wonderful place filled with irresistible treats.

The village was very different then. There were donkeys grazing in the centre, friends kept horses at the mill, and on hot summer days we would cool off in the mill pool alongside them. One particularly memorable summer, my brother and I helped at Collings Farm, driving a tractor to collect and stack wheat stooks. It was hot, dusty work, but with cold lemonade brought out to us in the fields, it became one of those childhood memories that has stayed with us ever since. We attended school in Rugby, where our father was a teacher and drove us each day. As we became older, the freedom to cycle into Rugby and neighbouring villages allowed us to meet friends and enjoy after-school clubs independently.

Draycote Water has also played a special part in our lives. From learning to sail during our school years to countless family picnics, kite flying, walks around the reservoir and, more recently, watching the next generation enjoy the play park, it has been the backdrop to so many happy family moments.

Mum was a passionate gardener. Before part of the garden was sold, she cultivated an incredible vegetable garden where weeds simply weren't tolerated. The remaining garden was planted with fruit trees that provided fruit for the family throughout the year, while the colourful borders created a beautiful setting for countless birthday parties, family gatherings and celebrations.

The Old Royal George has been a much-loved family home since 1964, filled with laughter, adventure and generations of treasured memories. It is with great affection that we now pass it on, and we sincerely hope another family will enjoy it just as much as we have.

* 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.







First Floor Accommodation

A staircase rises to an attractive and characterful first floor where a charming central landing provides access to all bedrooms and principal accommodation. Rich in period appeal this welcoming space reflects the property's heritage and serves as a focal point of the upper floor.

To the front of the property are three generously proportioned double bedrooms each enjoying delightful views across the village towards the historic church, creating a wonderful sense of connection to the heart of Grandborough. These well sized rooms offer excellent natural light and retain much of the character associated with a home of this era, presenting attractive and versatile spaces for family members or guests.

To the rear is a fourth bedroom ideal as a child's bedroom, nursery, guest room or additional home office if required. This room enjoys views over the rear garden and provides a peaceful retreat away from the principal living areas.

Complementing the bedroom accommodation is a useful dressing area/study space, offering flexibility for modern lifestyles. Whether utilised as a dedicated home working area, reading corner, dressing room or hobby space this additional room enhances the versatility of the first floor layout.

The accommodation is served by a family bathroom conveniently positioned to cater for all bedrooms and offering scope for future enhancement as part of any modernisation programme.

Overall, the first floor provides a wonderful balance of space, character and functionality, with attractive village views, well-proportioned bedrooms and adaptable ancillary accommodation that will appeal to families and those seeking a home with both charm and potential.









Gardens, Garaging & Outbuildings

One of the property's most attractive features is its substantial rear garden providing a wonderful setting for family life and outdoor entertaining.

The outside space includes:

- Large established rear garden
- Attached double garage
- Detached single garage with workshop/store
- Side driveway with off road parking

The extensive garaging and workshop facilities offer excellent storage, hobby space, potential for home business use (subject to any necessary consents) or further opportunities for adaptation.

A Home Steeped in Local History

The Old Royal George forms part of Grandborough's rich village heritage. Historical records identify the property as one of the former public houses serving the village. Today it remains one of the village's most recognisable buildings and offers purchasers the rare chance to become custodians of an important piece of local history.

Positioned opposite the historic parish church, the seller advises that the property's location suggests an early origin. They also advise that original features, including split timber framing visible against the chimney breast in bedroom two, suggest construction dating from at least the 18th century, and possibly earlier, whilst the wide elm floorboards within the walkthrough bedroom/dressing room may indicate origins dating back to the 17th century.

The property is also referenced in Grandborough: Portrait of a Warwickshire Village (Canon Idwal Jones, 1987), which identifies The Old Royal George as the village's oldest inn, reflecting a time when local public houses were at the heart of rural community life.

Having remained within the same family ownership for more than half a century, opportunities to acquire a property of this nature are exceptionally rare.











LOCATION

Grandborough – Village Life at Its Best

Grandborough is a highly regarded Warwickshire village situated approximately six miles south of Rugby and surrounded by attractive rolling countryside. The village enjoys a strong sense of community and retains many of the qualities that make English village life so desirable.

At the heart of the village are the historic Church of St Peter the village hall and the well known Shoulder of Mutton public house, all contributing to an active and welcoming community spirit. Grandborough has a long history dating back to the Domesday Book and remains one of Warwickshire's most charming rural settlements.

The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits while nearby attractions include Draycote Water, the Oxford Canal and the picturesque villages of Dunchurch, Braunston and Napton.

Connectivity & Education

Despite its peaceful rural setting, Grandborough enjoys excellent transport connections.

- Rugby approximately 6 miles
- Daventry approximately 6 miles
- Leamington Spa approximately 15 miles
- Coventry approximately 17 miles
- Easy access to the A45, A426, M1, M6, M40 and M45 motorway networks
- Rugby railway station offering fast services to London Euston in under an hour

The area is also renowned for its excellent educational provision, including highly regarded state and independent schools in Rugby, Dunchurch, Warwick and Leamington Spa. Crescent, Bilton Grange, Rugby School, Lawrence Sheriff, Rugby High, Arnold Lodge, Kingsley School and Southam College.





Summary

The Old Royal George represents a truly exceptional opportunity to acquire a substantial detached period home with fascinating local history, extensive accommodation and tremendous potential.

With four bedrooms, four reception rooms, a study area, generous gardens, extensive garaging and workshops, together with its enviable village setting and absence of an onward chain, this is a property ready to begin its next chapter.

A character filled family home requiring modernisation, offering endless possibilities for those seeking space, history and the chance to create something truly special.

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – F

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard – timber, brick and tile

Electricity Supply – Mains

Gas Supply – Mains gas is connected to the external meter but is not currently connected internally.

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Electric.

Broadband – FTTP Ultrafast Broadband connection available, we advise you to check with your provider.

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

Parking – Garage parking for 3 cars and driveway parking for 2+ cars.

Special Notes – The property is subject to rights and historic covenants. Please contact the agent for more information.

Total Internal Floor Area – 2280 sq ft

Directions – Postcode: CV23 8DQ

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 Old Royal George, Main Street CV23 8DQ
Approximate Gross Internal Area
Main House = 2280 SQ FT / 212 SQ M
Garage = 330 SQ FT / 31 SQ M
Total = 2610 SQ FT / 243 SQ M

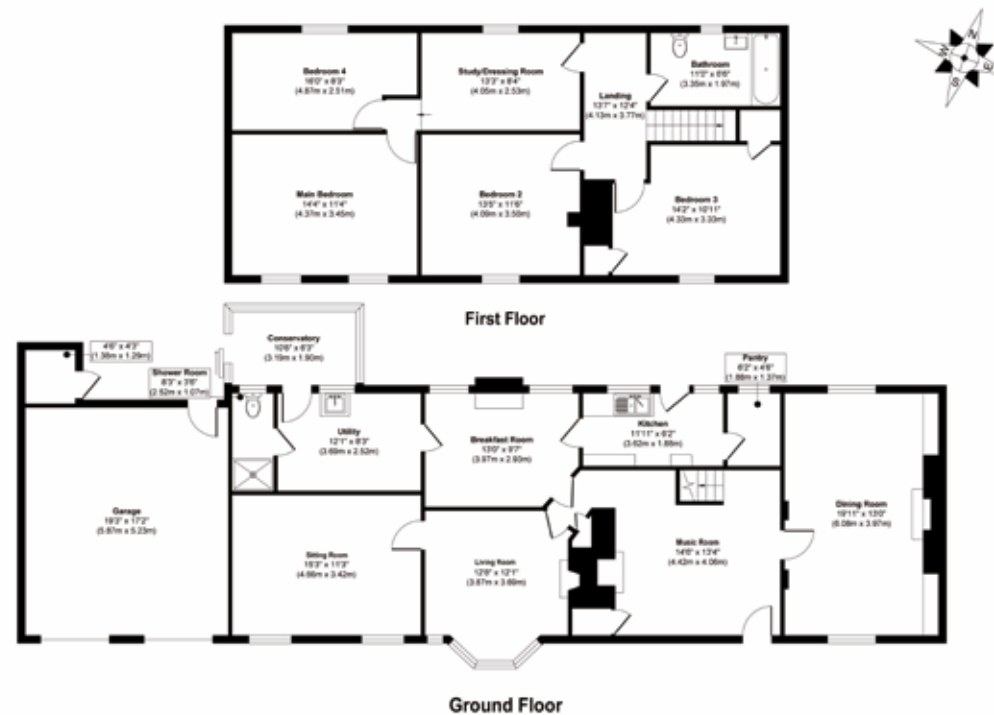


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	21 F	
1-20	G		

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





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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