

Crown House, 4 Kilsby Road, Barby, Rugby, Warwickshire, CV23 8TT

HOWKINS & HARRISON

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Offers in Excess of: £700,000

A spacious four bedroom detached character property benefitting from three reception rooms, large garage and workshop, located in the heart of the popular village of Barby. Formerly a public house, dating back to the late 1700's, this property offers a wealth of features including an impressive inglenook fireplace, exposed timbers and sits on a substantial plot with off-road parking and mature rear gardens.

Features

- Spacious living room
- Dining room and family room
- Principal bedroom with dressing room and ensuite
- Cellar
- Kitchen/breakfast room
- Large garage and workshop
- Exposed timbers
- Inglenook fireplace
- Photovoltaic and water heating solar panels
- Village location
- Mature gardens
- Off-road parking for several vehicles







Location

Barby village is a friendly and well-serviced village with a popular garden centre, public house - The Arnold Arms serving great food and drink, village shop, village hall, children's play area and post office along with St Mary's Church and Church of England primary school. There are also village tennis courts which have just been recently re-surfaced. The village is located on a hill overlooking valleys and is close to the Oxford canal, approximately 5 miles from Rugby and about 7 miles from Daventry. Barby Cricket Ground is in Longdown Lane opposite the windmill. Schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. Day-to-day shopping can be found in the neighbouring market towns of Rugby and Daventry where there is a wide range of High Street and independent retail outlets. The excellent road networks give immediate access to the A5, A14, A361 as well as the extensive motorway network, with very easy access to the M1. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.





Ground Floor

The property is entered via a welcoming entrance porch with traditional quarry tiled flooring which is under floor heated, and ample space for coats and shoes. A multi-paned door leads into the spacious living room, featuring multi-paned windows overlooking the front aspect, an additional side window, and an abundance of exposed ceiling and wall timbers. At the heart of the room is a truly impressive inglenook fireplace, creating a striking focal point with its flagstone hearth, intricate brickwork, recessed areas, and a multi-fuel log-burner inset, complemented by a further feature fireplace set to the side of the inglenook. A brace-and-latch door opens into the kitchen/breakfast room, which continues the period theme with quarry tiled flooring, with underfloor heating, and exposed ceiling timbers. The kitchen is fitted with oak wall and base units with drawers and work surfaces over and features Aga range cooker with electric ovens, gas hob (fed by cylinder gas) and an extractor hood above. There is space and plumbing for a dishwasher, washing machine and fridge/freezer, with tiling to the splashback areas. Windows overlook the side and rear gardens, with a door providing direct garden access. Steps lead up to the dining room, which can be closed off via a sliding door and features a decorative elegant Adams-style fireplace with marble hearth (fire not in use), ideal for formal entertaining. From here, a multi-paned door opens into the family/garden room, featuring exposed floorboards and flooded with natural light from numerous windows and glazed French doors opening onto the garden, creating a seamless connection between indoors and out. An inner hall, accessed via a further sliding door from both the dining room and living room, leads to the cellar and a wc/utility room fitted with vinyl tiled flooring, pedestal wash hand basin and wc, and offering additional space for appliances such as a tumble dryer and fridge/freezer.


LUCIAN FR
PORTRAITS




RED CANYON


SIMON & GARFUNKEL
CONSECO FIELDHOU



First Floor

The spacious galleried landing, with ample space for a work desk and bookcase, provides an ideal area for a study or home office. A brace-and-latch door leads to a built-in cupboard (currently housing the water tank piping for the solar water heating), with further doors opening to the first-floor accommodation. The large principal bedroom overlooks the side aspect and benefits from fitted wardrobes along one wall and a dressing room, currently used as a study, featuring dual-aspect windows. The bedroom also enjoys access to a well-appointed en-suite, fully tiled and panelled, with a panelled bath, bidet, wc, wash hand basin, and chrome-and-glass corner shower enclosure. Bedrooms two and three both face the front aspect and include fitted wardrobes, while bedroom four, currently used as a study, overlooks the side. Steps lead down to the spacious family bathroom, fitted with vinyl tiled flooring, a panelled bath, shower enclosure with easy-clean panels, wc, and wash hand basin with mirror, complemented by a Velux window, tiling to the walls, under-eaves storage, and a linen cupboard, combining both style and practicality.

Outside

Access to the property is via a charming five-bar gate set between brick-built pillars, leading onto a tarmacadam driveway that extends to the garage and workshop and provides ample parking for multiple vehicles. The generous, established gardens are a real feature of the home, enclosed by a combination of brick and stone walls and close-board fencing for privacy. Mainly laid to lawn, they are complemented by mature borders bursting with seasonal flowers, shrubs, and trees, creating a tranquil and colourful setting. Additional features include a paved pathway, a patio area perfect for entertaining and al fresco dining, and a greenhouse, ideal for keen gardeners.

















Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

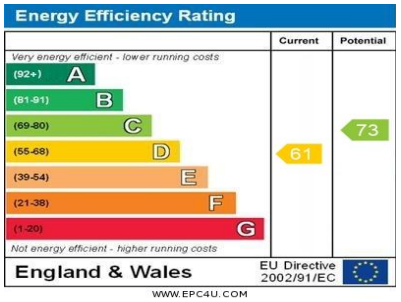
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

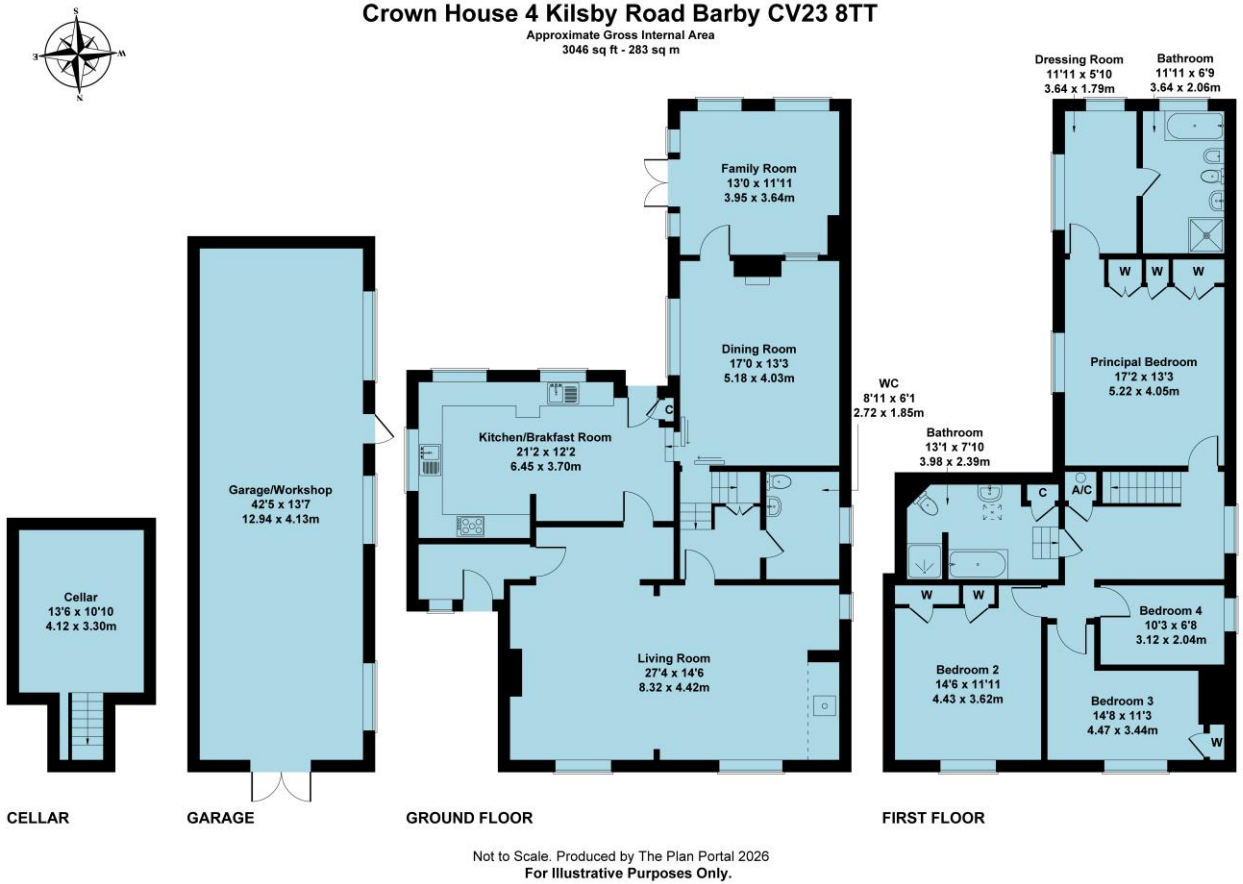
Services

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

West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – F.





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