



The White House, The Lock, Hillmorton, Rugby, Warwickshire, CV21 4PP

HOWKINS &
HARRISON

The White House, The Locks,
Hillmorton, Rugby, Warwickshire,
CV21 4PP

Offers in Excess of: £300,000

*****Strictly cash buyers only owing to the property's state of disrepair***.**

Occupying a generous plot, the White House is a five bedroom detached, three storey property requiring structural repair and major renovations. The property is currently derelict and is not in a habitable condition. Offered to the market with no onward chain and to cash buyers only.

Features

- Major renovation project
- Five generous bedrooms
- Three storey
- Three reception rooms
- Popular location
- Generous plot



Location

The property is situated by the beautiful Hillmorton Locks on the Oxford canal and backs onto open fields, providing beautiful countryside views. The locks are located approximately two miles south-east of Rugby in a quiet and secluded area of Hillmorton, within walking distance to the canal. Hillmorton Locks is a conservation area which has retained its distinctive character, with many original canal buildings and large amount of pastureland providing a delightful countryside setting. A narrow tunnel links the locks to Brindley Road and the housing estates of Hillmorton. Hillmorton itself has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Hillmorton Primary School, Abbotts Farm and Paddox Primary School, with secondary schooling at Ashlawn, all of which are within close proximity. Further schooling is available in Rugby, including Rugby High School, Lawrence Sheriff and the world famous Rugby School. Rugby has a variety of shopping experiences with out-of-town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with trains to London Euston taking just under 50 minutes.



Accommodation

The property opens into the entrance hall which has stairs rising to the first floor and doors leading to the ground floor accommodation. The ground floor has three reception rooms, kitchen and a storeroom/pantry. The first floor landing has stairs rising to the second floor and doors leading to three sizeable bedrooms and the family bathroom. On the second floor are two further generous bedrooms and the family bathroom.

Development Constraints

The site lies wholly within the Hillmorton Locks Conservation Area and the White House has been identified as an important “unlisted” building. Based on feedback from Rugby Borough Council and Historic England, The White House must be retained and sympathetically renovated. It is worth noting that almost all planning applications in Hillmorton Locks have been determined at Planning Committee following a call-in by Members.

Viewing Information

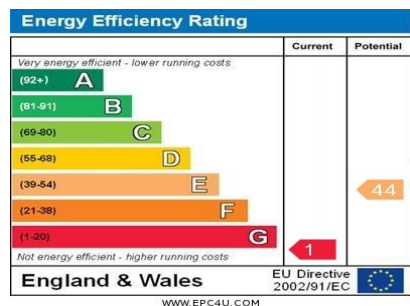
Any interested parties are to contact the selling agent, Howkins & Harrison to advise of their interest. The property has been deemed unsafe by selling company therefore, interested parties must register with the selling agent, Howkins & Harrison (Rugby office). Once the structural condition report has been thoroughly read and if you remain interested you will need to contact Howkins and Harrison who will advise of when an internal viewing can be arranged for. Contact 01788 564666.

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 – TBC



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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