



2 MANOR HOUSE CLOSE

Guide Price £430,000 Freehold

NEWBOLD-ON-AVON
RUGBY
WARWICKSHIRE
CV21 1HB



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom Grade 2 listed barn conversion situated in a quiet cul-de-sac in the former grounds of Newbold Manor. The property boasts a plethora of charming features to include exposed beams throughout, exposed brickwork and is of standard brick built construction with a tiled roof and has all mains services connected. There is potential to extend, subject to planning.

Newbold-on-Avon is approximately two miles from Rugby town centre and is a popular residential village boasting beautiful countryside walks along the Oxford Canal and there are a range of local amenities to include a parade of shops, take away outlets, public houses, St Botolph's Church and the village has excellent schooling for all ages.

The location is ideal, having convenient access to both Coventry and Rugby with the Midland road and motorway networks providing excellent commuter travel. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of a feature entrance porch with exposed feature brickwork, cast iron fittings, quarry tiled flooring and a double glazed front entrance door giving access to the entrance hall. The entrance hall has feature exposed beams, stairs rising to the first floor galleried landing and a useful coat and shoe cupboard. The ground floor cloakroom/w.c. is fitted with a low level w.c. and wash hand basin. There is a lounge with feature exposed beams and an exposed brick fireplace with wooden mantle over. French doors give access to the rear garden and there is a separate dining room. The recently refitted open plan kitchen/dining room has a range of wall and base level units, drawer and display cabinets with quartz work surfaces over and a wine cooler. There is space and plumbing for a Range cooker, American style fridge/freezer and dishwasher and the breakfast bar provides a table and seating area. The separate utility room has a timber door giving access to the rear garden, space and plumbing for an automatic washing machine and houses the wall mounted central heating boiler.

To the first floor, the galleried landing has space for a study/hobby area and has exposed beams. The master bedroom is accessed via three steps, has exposed beams and is fitted with wardrobes and an inset dressing table. Bedroom two benefits from an en-suite shower room fitted with a modern walk-in shower enclosure, low level w.c. and vanity unit with inset wash hand basin and there is a further double bedroom. The family bathroom is fitted with a panelled bath, vanity unit with inset wash hand basin and low level w.c. and there is an airing cupboard.

The property benefits from double glazing and gas fired central heating to radiators.

Externally, to the front is a driveway providing off road parking and leads to a bin/bicycle storage facility. The mature rear garden enjoys a private aspect and is predominantly laid to lawn with a block paved patio area to the immediate rear which provides an ideal al fresco dining/entertaining space. There are raised flowering/shrub beds and a summer house/potting shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 155 m² (1668 ft²).

AGENTS NOTES

Council Tax Band 'E'.
What3Words: ///sleep.stump.cowboy

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Grade 2 Listed Barn Conversion**
- **Popular Village and Cul-de-Sac Location**
- **Lounge, Separate Dining Room and Ground Floor Cloakroom/W.C.**
- **Recently Refitted Kitchen/Dining Room with Separate Utility Room**
- **En-Suite Shower Room to Bedroom Two and First Floor Family Bathroom**
- **Double Glazing and Gas Fired Central Heating to Radiators**
- **Private Rear Garden, Off Road Parking and Storage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	61	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

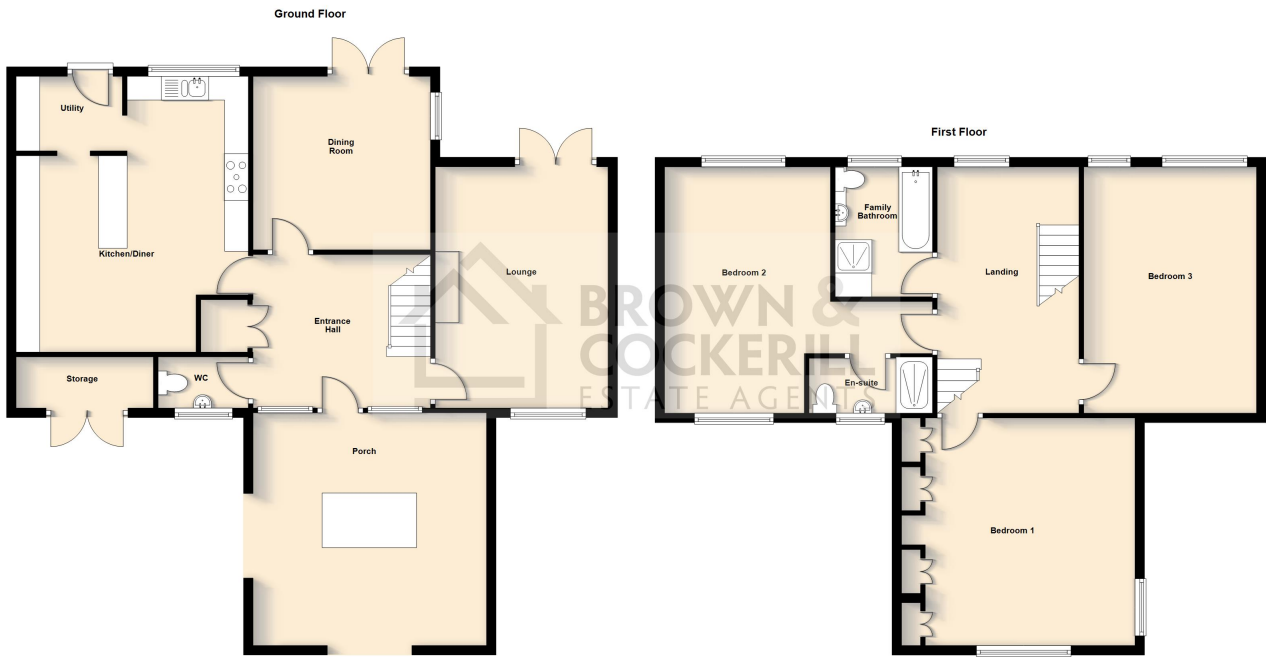
Ground Floor

Entrance Porch
16' 2" x 16' 1" (4.93m x 4.90m)
Entrance Hall
12' 4" x 9' 11" (3.76m x 3.02m)
Ground Floor Cloakroom/W.C.
6' 3" x 3' 6" (1.91m x 1.07m)
Lounge
16' 2" x 11' 1" (4.93m x 3.38m)
Dining Room
11' 1" x 10' 1" (3.38m x 3.07m)
Open Plan Kitchen/Dining Room
19' 0" maximum x 15' 5" maximum (5.79m maximum x 4.70m maximum)
Utility Room
7' 4" x 5' 2" (2.24m x 1.57m)

First Floor

Galleried Landing
16' 8" x 9' 10" (5.08m x 3.00m)
Bedroom One
16' 5" x 15' 11" (5.00m x 4.85m)
Bedroom Two
17' 4" x 9' 9" (5.28m x 2.97m)
Bedroom Two En-Suite
9' 1" x 4' 9" (2.77m x 1.45m)
Bedroom Three
16' 8" x 11' 0" (5.08m x 3.35m)
Family Bathroom
9' 0" x 6' 8" (2.74m x 2.03m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.