

Greys Orchard, 7 Kilsby Road, Barby, Northamptonshire, CV23 8TT

HOWKINS & HARRISON



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7 Kilsby Road, Barby,
Northamptonshire, CV23 8TT

Offers in Excess of: £700,000

Nestled in the charming village of Barby, this exquisite, detached cottage is set within a generous third of an acre, boasting a delightful garden room and an attached barn. This spacious property offers five first floor bedrooms, a refitted family bathroom, a convenient ground floor shower room, a refitted kitchen/breakfast, utility room, two reception rooms and a family room.

Features

- Newly installed log burner
- Newly installed carpet to the sitting room
- Five bedrooms
- Popular village location
- Gated driveway and off-road parking for several cars
- 0.32 acres of private garden
- Separate barn and cinema room
- Kitchen/breakfast room
- Ground floor shower room
- Large family room, utility room and ground floor cloakroom







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. 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

Access to this spacious grade II listed property is via a pretty thatched entrance porch, which leads to a hallway where there is understairs storage and doors leading off to both the dining room and sitting room. The dining room has an exposed ceiling beam and two attractive window seats to both front and rear, along with an Inglenook fireplace with exposed stone surround and a quarry tiled hearth. A door leads to the refitted/kitchen breakfast room, which has an island unit with granite worksurface, a range of base and wall mounted units with granite work surfaces, a built-in Neff appliances, including an induction hob with extractor hood, double ovens and a warming drawer. An independent staircase leads to one of the first-floor rooms and a door that leads to the rear garden. The large sitting room is in the centre of Greys Orchard, with exposed beams, newly fitted carpet, inglenook fireplace with recently installed wood burning stove, access to the rear garden and a door through to former entrance for the carriages, now used as a family room with a large glazed window overlooking the rear garden. A door leads from the family room to the rear lobby, via the rear porch. The rear lobby has stairs off to bedroom five and doors to the downstairs shower room, downstairs cloakroom and the utility room, which has plumbing for a washing machine and tumble drier and contains a new boiler and an airing cupboard.






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First Floor

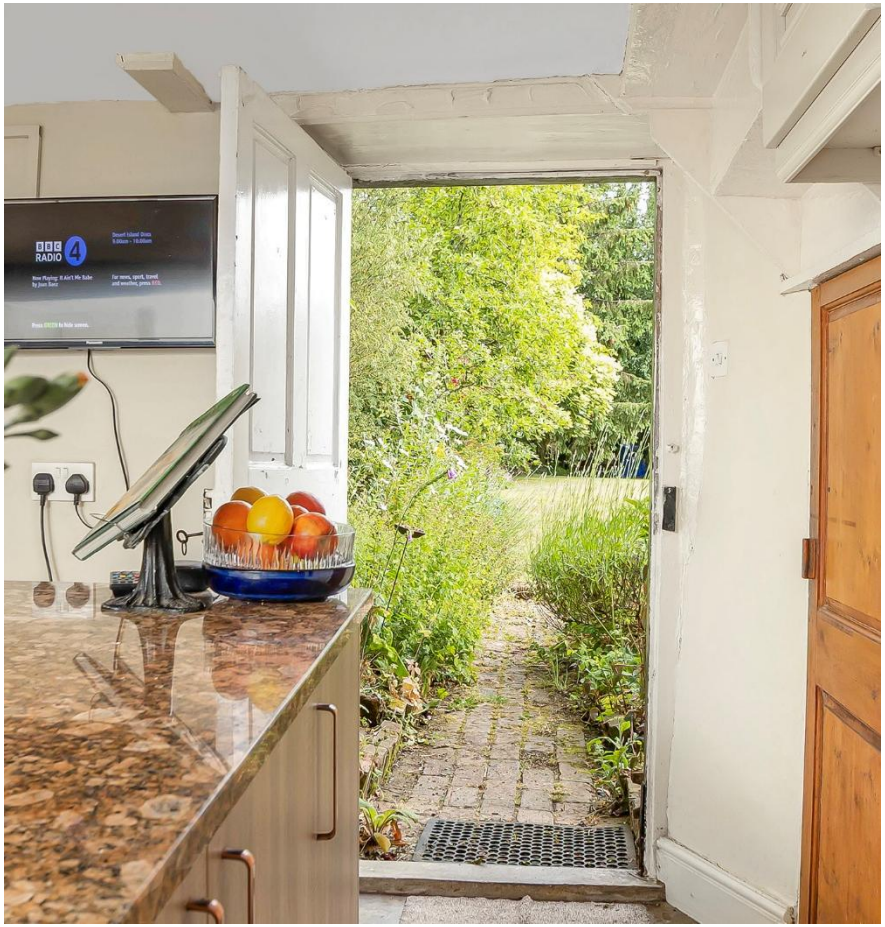
There are three individual staircases accessing the first floor accommodation, which has five generous bedrooms. The main staircase leads from the dining room to the master bedroom, with windows to the front and the rear gardens. Off this bedroom there is also access to bedroom two, currently used as a study, and can also be reached via a third staircase from the kitchen. This room benefits from its own cloakroom with a low-level WC and wash hand basin. The main staircase also leads to the main landing off which, there is a further bedroom (Bedroom three) and a refitted main bathroom comprising of a corner shower cubicle, WC and wash hand basin and freestanding bath with an attractive exposed brick chimney breast and exposed beams. Bedroom three is another generous bedroom with views of both the front and rear. From here there is access to bedroom four, which offers plenty of space and natural light from the dual aspect windows. A second staircase can be found through the family room leading to bedroom five, a double bedroom with an interconnecting door which takes you through to bedroom four.













Outside

Greys Orchard has a separate barn. The barn would make an ideal separate annex, with its vaulted ceiling and exposed ceiling timbers, or as a workshop/garage measuring an impressive 42ft in length and 18ft wide. The owners have had plans drawn up for a three bedroom dwelling/house, but plans haven't yet been submitted. The property benefits from sitting on a large corner plot measuring approximately 0.32 acres, with a variety of well stocked borders and a range of seating areas, a greenhouse, composting areas, an original well in the centre of the lawn, another functioning well in the flower beds, along with mature fruit trees. The current vendors have created a cinema room that is attached to the large barn, which could also be used as a gym or office, with vaulted ceiling. It features exposed timbers and exposed brick floor, a log burner and double-glazed patio doors.









Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







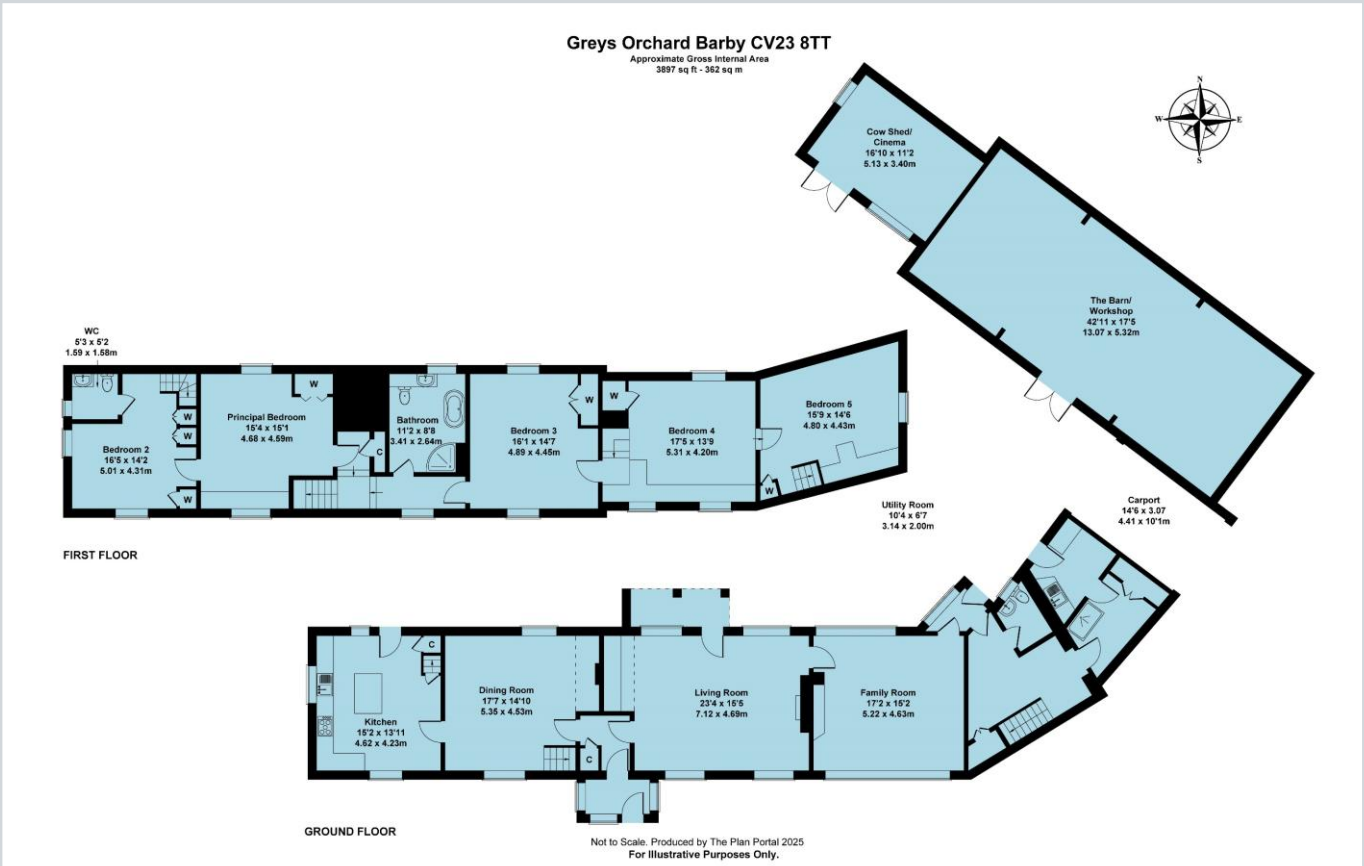


Viewing
Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

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



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