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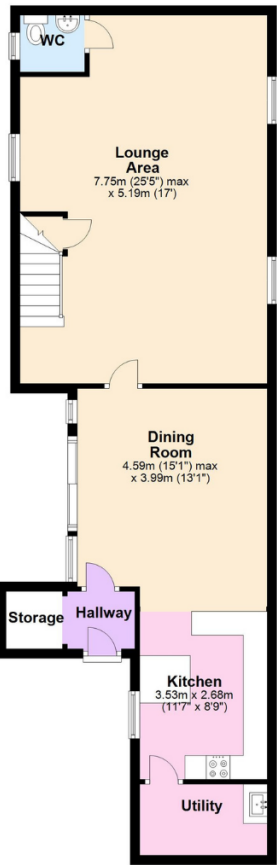
# campbells

of Kilsby

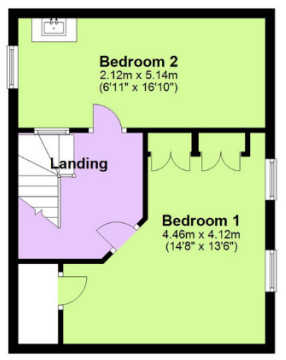


3 Bedrooms | 1 Bathrooms | 2 Reception Rooms | Single Garage

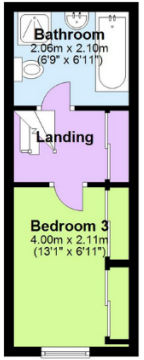
Ground Floor



First Floor



Second Floor



## LOCAL PROPERTY EXPERT MARK HEYCOCK



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"Mark Heycock took care of the sale of our house and I have to say he has probably been the best estate agent we have ever had the pleasure to deal with. Mark took control from the very start and his communication with us throughout the whole process has been spot on. Good work Mark and thank you."  
**Jon & Lisa about Mark**

# MANOR COTTAGE

KILSBY, CV23 8XS

-  Three Double Bedrooms
-  Fitted Kitchen & Utility Room
-  Oil Fired Central Heating
-  Grade II Listed Period Cottage
-  Wealth Of Character Including Exposed Beams
-  Large Lounge And A Separate Dining Room
-  South Facing Rear Garden
-  Large Garage/Workshop
-  Ample Off Road Parking

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**This stunning, Grade II listed, link-detached, stone, thatched cottage in Kilsby is much bigger than you would expect. It's full of charm and character with a modern twist and is offered with no upper chain.**

A wrought iron gate and a cobbled pathway lead you to a solid oak entrance door, situated to the side of the cottage. On the ground floor you will find an entrance hallway with an open plan storage area providing plenty of space for coats and shoes. The hallway also leads to a separate dining room which is the "hub of this home" with plenty of room for family entertaining and a piano, from this area sliding patio doors lead you onto a south facing patio area which is a real sun trap. A wooden door from the dining room leads into a huge lounge area with exposed ceiling and wall beams and quaint window seats where you can watch the Village go by, there is an area for an open plan office space. The lounge is a real feature room of the property with feature staircase to the first floor and a large Inglenook fireplace with an open fire adds additional character to the exposed stone walls ceiling and wall beams. At the far end of this large lounge area you will find a very useful cloakroom. The kitchen really is the modern twist in this period property, with modern units, granite work surfaces and a useful breakfast bar along with integral appliances, this modern twist in the lovely character cottage compliments the original quarry tiled flooring. A door from the kitchen leads you into a useful utility room which houses the additional white goods and the properties control system for the recently refitted oil fired central heating system. The first floor accommodation is bright and well laid out with a feature landing providing access into two spacious double bedrooms with built-in wardrobes in bedroom one.

Both bedrooms have an exposed feature wall, ceiling beams and window seats whilst bedroom two also has a modern vanity sink unit which is part of the listing. On the second floor a character landing leads you to bedroom three and a family bathroom with a separate shower and a bath, again you will find exposed wall and ceiling beams adding some real character to this area of the property. Further benefits include a replaced oil fired central heating system, the ridge of the thatched roof was replaced about 6 years ago. To the rear of this quaint cottage is a well-maintained and well planted, cottage style, south-facing garden which is completely private and very quiet and there are plenty of separate areas of this garden to explore. The paved patio area is a real sun trap and overlooks this stunning south facing mature garden, with its well maintained mature shrubs, a lovely magnolia tree and sprawling wisteria along with a winding cobble paved pathway that leads to well-stocked flower beds, a secluded vegetable patch and a small pond all enclosed by stone walls finish off this cottage garden beautifully. There are also a stone storage outhouse and a large timber shed shielded by a pergola and the wisteria, this is area that has planning permission to be removed and replaced with a garage/workshop. Directly to the side of the property is a gravelled parking area for at least two vehicles and side gated access into the rear garden. This property also has a large garage/workshop with power and lighting which is approximately 10 meters away from the cottage.



**LOCATION**

Kilsby is an attractive and popular village situated on the Warwickshire & Northamptonshire borders surrounded by some lovely countryside, it is approximately five miles from Rugby and Daventry. The village is well-served by two public houses that offer food and drink 'The Red Lion' and 'The George'. There is an excellent range of Educational facilities in the area including: Rugby Public School, Lawrence Sheriff Grammar School and a range of outstanding village primary schools, of which one is Kilsby C.E Primary School. If your work involves commuting the nearby A361, A5, M1 and M6, are easy accessible from the village, M1 Junction 18 is approximately 2 miles away. Kilsby offers great local transport links including Birmingham International Airport, Mainline rail links from Rugby and Long Buckby to London Euston and Birmingham New Street. Day-to-day shopping can be carried out in the neighbouring market towns of Rugby and Daventry where there is a wide range of High Street and independent retail outlets. Milton Keynes, Coventry, Birmingham and Leicester are all less than an hour away by car.



**Council Tax: Band C**

**"Believed to date from the 18th Century, the property has a part thatched, part tiled roof and cob walls to the main part of the house."**

