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# campbells

*of Kilsby*












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



# 1 KILSBY GRANGE COTTAGE

WATLING STREET, KILSBY, CV23 8UW

-  Three Bedroom Semi-Detached Character Property
-  Immaculate Condition
-  Three Double Bedrooms
-  Partly Converted Double Garage With Salon
-  Gated Parking
-  Two Reception Rooms
-  Spacious Front and Rear Gardens
-  Countryside Views
-  Spacious Kitchen/Breakfast Room

Ground Floor



First Floor



## LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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I can't recommend this company highly enough. First using their viewing system they helped us attain a great price for our house which was above the guide price. They then guided us through the house sale every step of the way. This meant our experience of selling our house was a good one and one that we did not become stressed by. Thank you all at Campbell Estate Agency, especially Jamie and Sian. You were brilliant.

**BY: Lois & Anthony**  
**ABOUT: Jamie & Sian**

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.



### Three bedroom, characterful property with separate double garage, partially converted into a hair salon...

This is such a brilliant, unique, and characterful home that we're not sure where to begin. The property has been well maintained both inside and out by the current owners. A lot of love, care and attention has been put into this property. With a farmhouse style, this charming home is beautifully weaved with both character and modern, contemporary living. The countryside location is beautiful, with views to the front and rear. We do want to acknowledge the obvious... the property is on Watling Street (otherwise known as the A5) however, you need to take our word for this - please do not let this deter you from the property. Come and take a look and you will see. Even the current owners have admitted they very nearly didn't view it for this reason, but are so glad they did. The front of the property has triple glazing - you cannot hear the road. It is surprisingly not as busy as you might think. The current owners are only moving because they have committed to a change of lifestyle (hence no upper chain,) otherwise they would happily stay here. We would even go as far as saying that the rear garden, which is private and sunny, is surprisingly quiet and very relaxing. It has pedestrian access to the partly converted garage (we'll go on to that in a minute.) Whereby the rear garden is used for a relaxing and social environment, the front garden is actually bigger and very functional. Although it is mainly laid to lawn, the current owners have taken advantage of the space and built a free-standing shed that will be staying and, also created a small allotment area - it's just so fitting for this home. Next to the front garden is a gated parking area, big enough for two vehicles.

The driveway in front of this is shared access but there is enough space to park here too (providing you allow enough space for your neighbours to drive through). So, plenty of parking! As you can see from the photos and floorplan, there is a double garage that is partly converted into a hair salon. There is plenty of opportunity here as there is also a WC in-situ. You could utilise it as it is, or, it could be used as an office, a man cave (or she shed), an extra room, it could become a self-contained living area for a teenager or family member. Or, of course, you could just use it for what it is - a very spacious, detached double garage. The dividing wall by the way is just a partition so it can be taken back to a garage. It is important to note however, that this conversion has been carried out to a high-quality standard and is well insulated. Inside, the property feels very spacious - certainly, for a cottage. Downstairs you have two, sizeable reception rooms, a good size kitchen/breakfast room and a downstairs cloakroom/WC. The kitchen has a lovely view of the front garden and has access to the rear garden. There is a large pantry and plenty of worktop space. There is more than enough room to accommodate a bar and stools, as you can see. Through the hallway is a quirky, characterful, dining room with a feature bay window and fireplace, as well as a spacious, light and airy living room with a log burner in-situ, double French doors to the rear garden and access to the downstairs WC. Even the doors in this property have their character and add to the overall appeal of this home. Upstairs there are three, spacious, double bedrooms and a very delightful four-piece family bathroom. One bedroom is currently used as a dressing room with beautiful, built-in wardrobes however, it can certainly still hold a double bed if necessary. The bathroom has both a bath and separate shower.

## LOCATION

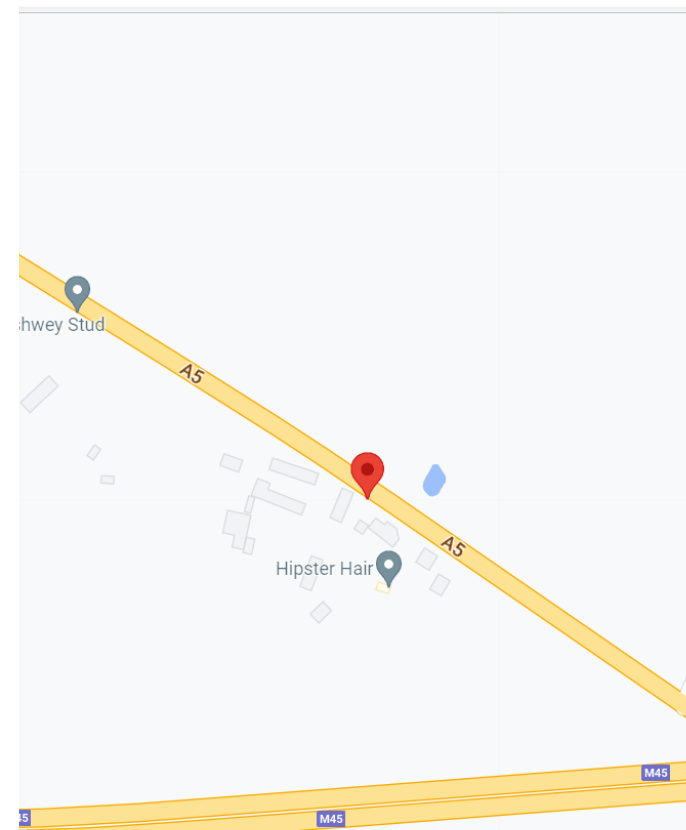
Kilsby is an attractive and popular village, situated in the West Northamptonshire countryside, approximately five miles, south east of the Warwickshire market town of Rugby. It is also close to the market town of Daventry.

The village is well-served by a highly rated, public house that offers a fabulous food and drinks menu 'The Red Lion' as well as the newly opened pub/restaurant 'The George,' which has also become extremely popular. There is also a local community shop.

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.

Sporting activities in the area include shooting at Barby Sporting, Barby Cricket Club, Kilsby Tennis Club and a large range of local gyms in both Rugby and Daventry.

The well served village of Crick is also just over 1.5 miles away and takes less than five minutes in a car where you will find a local Co-op, Post Office, Deli/Café and several more pubs.



Council Tax: Band B    EPC: Rating E

"Wow, this is an amazing property in immaculate condition throughout. A real must view."

