



Hill Farm Rugby Road, Princethorpe
Rugby



RDR DASSAUR Offers Over **£1,100,000**



Hill Farm Rugby Road

Princethorpe, Rugby

A rare opportunity to acquire an exceptional countryside estate, Hill Farm combines modern comforts, versatile accommodation, and over 3.8 acres of picturesque land.

Council Tax band: G

Tenure: Freehold

- Substantial Detached Four-bedroom farmhouse with luxurious features.
- Detached self-contained two/three-bedroom cottage with versatile uses.
- 3.8 acres of land, including a 2.6-acre paddock.
- Comprehensive road frontage for potential future access.
- Extensive outbuildings: office, garage, workshop, and stables.
- Private gated driveway with exceptional rural views.
- Triple-glazed windows and double-glazed French doors throughout.
- Excellent rental or Airbnb potential for the cottage and office.



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Hill Farm, Princethorpe- description

A rare opportunity to acquire an exceptional countryside estate, Hill Farm combines modern comforts, versatile accommodation, and over 3.8 acres of picturesque land. With a substantial four-bedroom farmhouse, an ancillary self-contained two/three-bedroom cottage, and a range of outbuildings, this property offers endless possibilities for family living, multi-generational living, rental income, or investment, all within a sought-after rural setting with excellent transport links.

Full Description

Main House

A spacious and beautifully maintained farmhouse providing approximately 220 sq. m. of accommodation, the main house offers functionality and character in equal measure.

- Ground Floor:

- o Entrance Hall: Welcoming tiled flooring, leading to a downstairs WC with a radiator, basin, and additional storage—ideal for shoes and coats.



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o Living Room: A standout space with grey carpets, a grand multi-burner fireplace as its focal point, and double Georgian-style French doors opening to the side garden. Triple-glazed windows throughout flood the room with light while maintaining warmth and energy efficiency.

o Kitchen: A chef's dream with high-quality brown-grey tiles, Rangemaster Toledo appliances, a five-burner hob, a Lamona wine cooler, and a Hotpoint integrated dishwasher. The centre island offers extra preparation space, with a double-bowl sink, cleverly positioned radiator to warm you on cold mornings and plentiful cabinetry for storage. French doors at the rear of the kitchen open onto the patio, seamlessly connecting indoor and outdoor spaces.

o Snug: Accessible via the kitchen or hallway, this cosy room features laminate flooring, Georgian-style windows, and a log burner, making it the perfect cozy retreat.

o Utility Room: Thoughtfully designed with tiled splashbacks, solid worktops, a double sink, and space for a washing machine and tumble dryer. This room houses a regularly serviced Worcester boiler.

- First Floor:

o Master Bedroom: A luxurious space with bespoke built-in wardrobes and a private ensuite featuring his-and-hers wash basins, a large walk-in shower, and a heated towel rail.



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- o Bedroom Two: Equally impressive, this spacious double bedroom has an ensuite with a large walk-in shower and ample room for additional furniture.
- o Bedroom Three: Featuring French doors that could be converted into a balcony, offering stunning views of the front garden. This room also has access to the loft, which provides significant storage.
- o Bedroom Four: Slightly smaller but still generous, this room could be used as a large double bedroom or transformed into a walk-in wardrobe.
- o Family Bathroom: Finished to a high standard with a back-to-wall double ended bathtub, a walk-in shower, tiled flooring, and a heated towel rail.



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Cottage

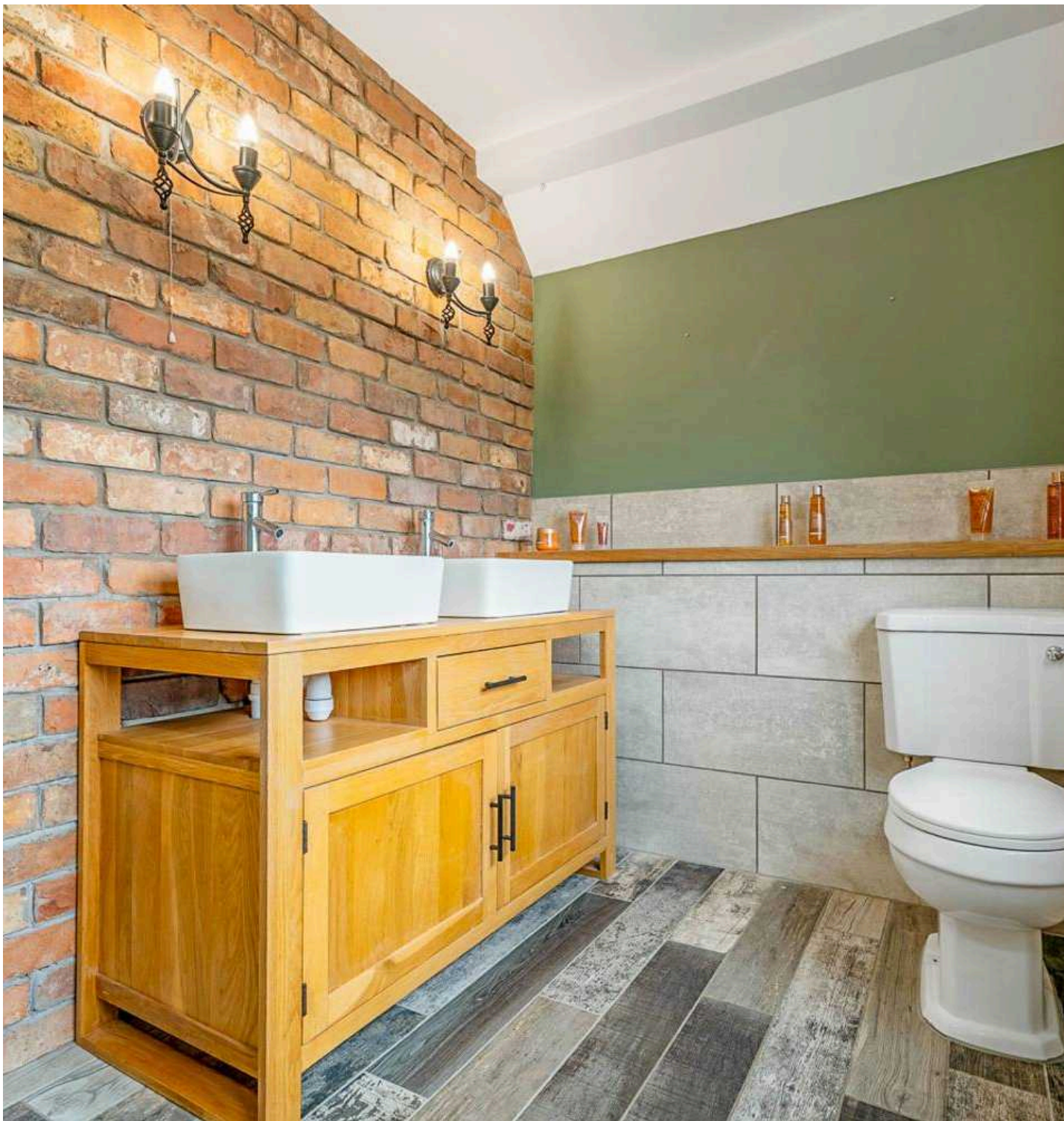
Offering approximately 75 sq. m. of accommodation, the charming two/three-bedroom cottage provides a fantastic opportunity for multi-generational living or rental income.

- **Ground Floor:** A flexible layout includes a spacious living room with laminate flooring, a well-equipped kitchen with Neff appliances, tiled flooring, and extensive cabinetry, as well as a third bedroom that can double as a dining room.
- **First Floor:** Two carpeted double bedrooms and a modern family shower room with a large walk-in shower.
- **Garden:** The cottage benefits from a partially block-paved and lawned garden with fencing for privacy.

Gardens and Outbuildings

Hill Farm's gardens are a mix of manicured lawns, paved seating areas, orchard and practical spaces:
Outbuildings:

- o A brick-built office with Georgian-style windows and its own WC, currently rented and generating income.
- o Converted stables offering additional storage or potential for further development.
- o A steel-built garage with ample storage, requiring light maintenance to enhance its usability.



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o A greenhouse and a large workshop, perfect for hobbies or additional workspace.

- Outdoor WC: Conveniently located in the rear garden, ideal for outdoor activities.

Land

The property includes a 2.6-acre paddock with potential for equestrian use or glamping ventures, making this estate a prime investment opportunity.



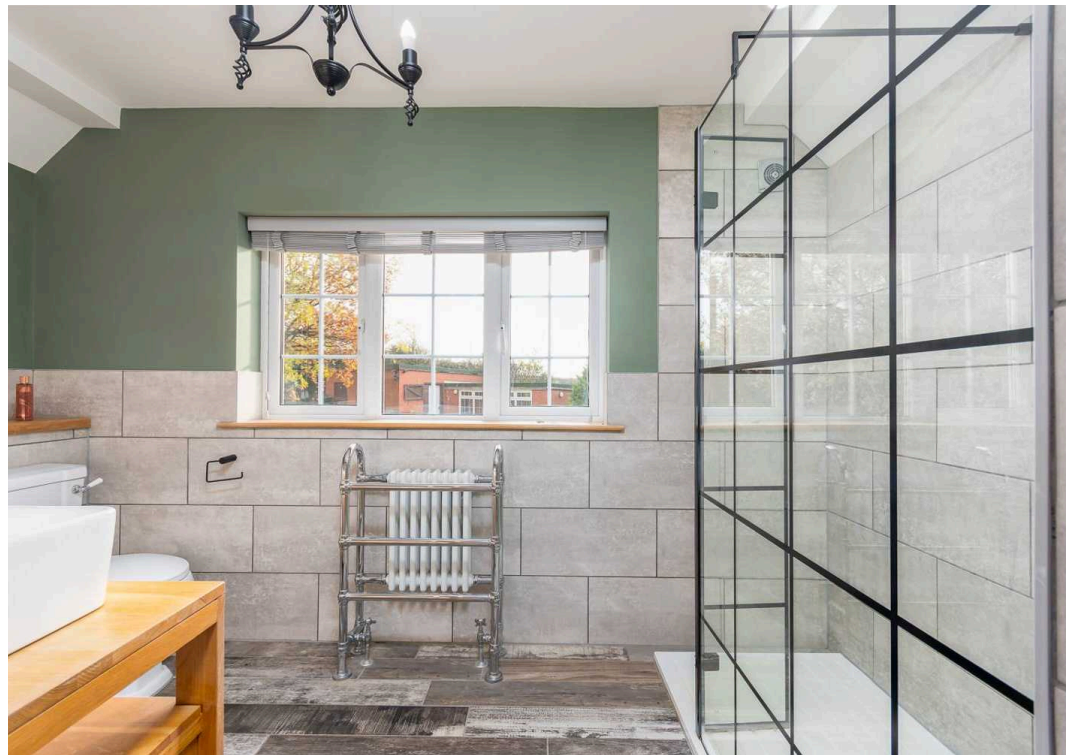
Farmhouse Kitchen

Lounge

Master bedroom

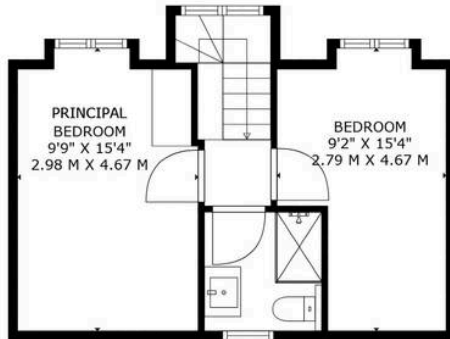




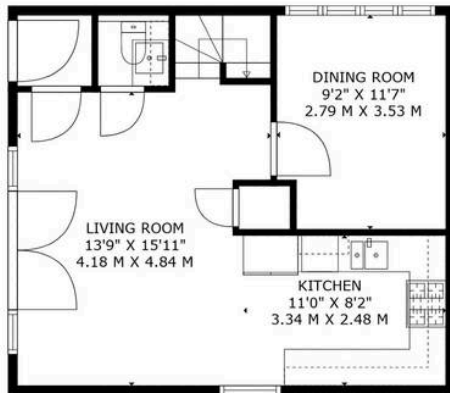




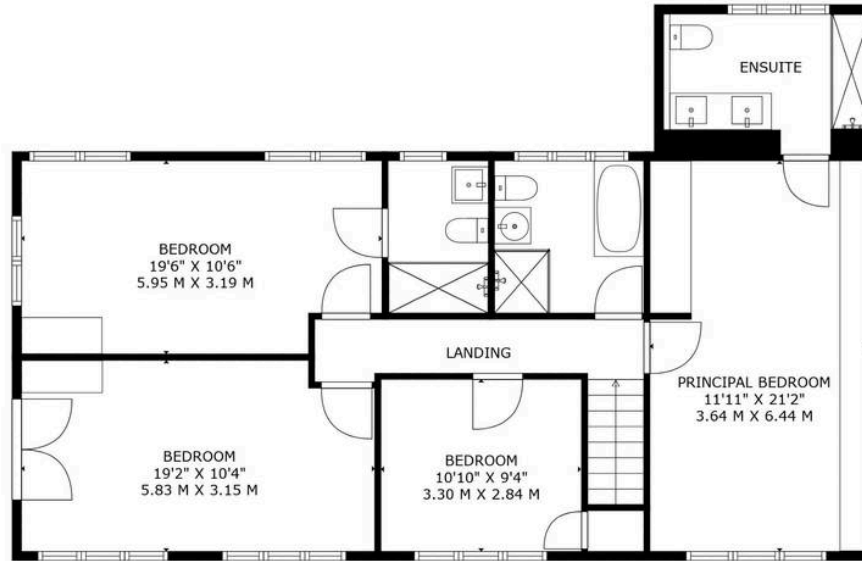




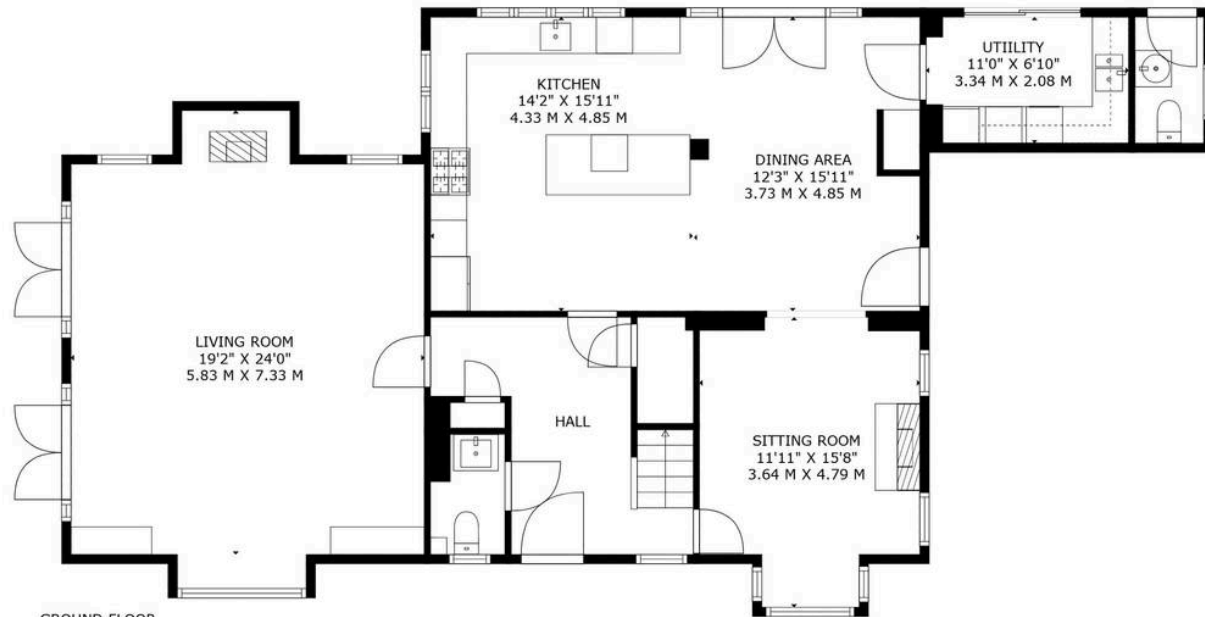
COTTAGE FIRST FLOOR



COTTAGE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

MAIN HOUSE - GROSS INTERNAL AREA: 2380 sq ft, 222 m2

COTTAGE - GROSS INTERNAL AREA: 791 sq ft, 73 m2

OVERALL TOTALS: 3171 sq ft, 295 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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