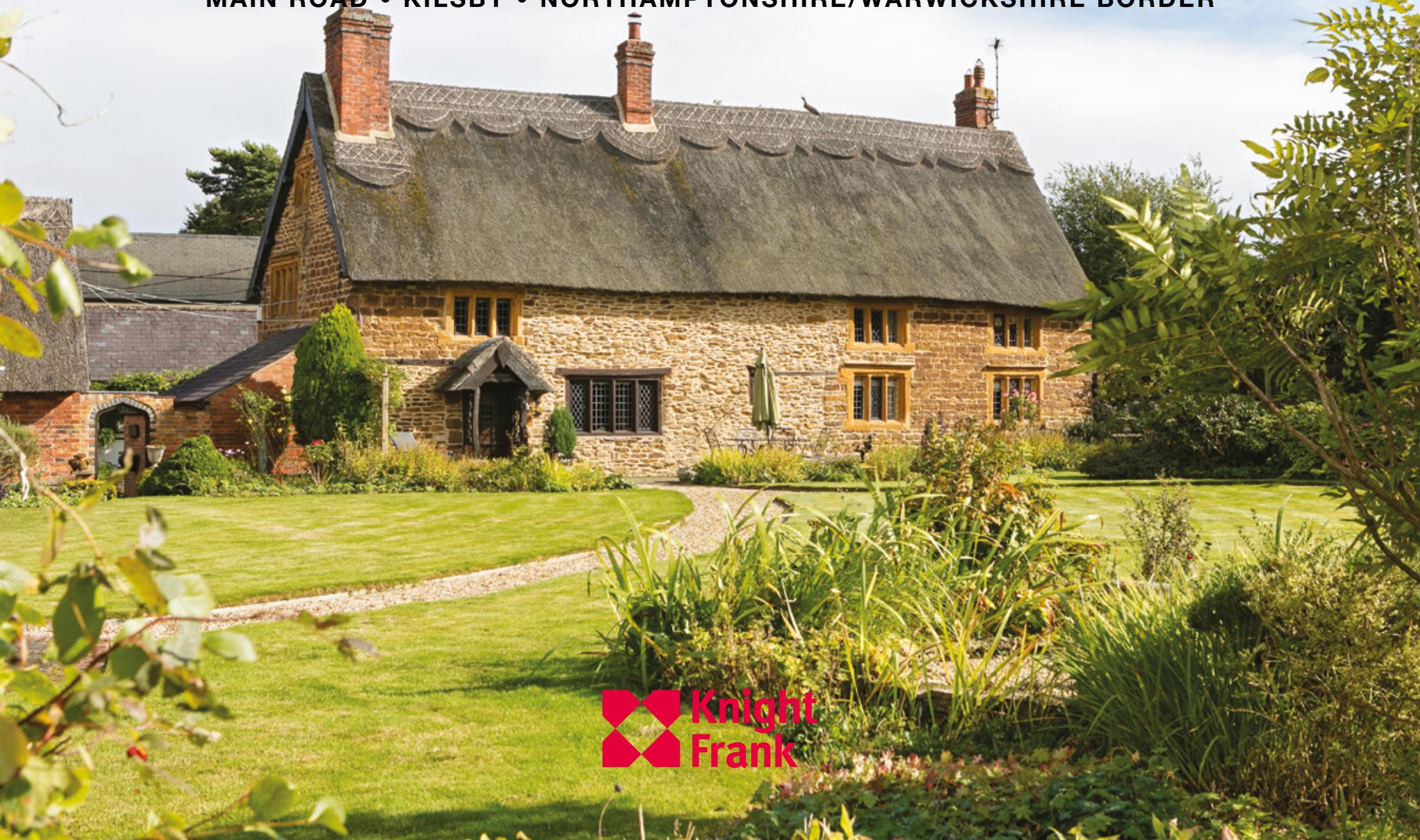


THE HUNT HOUSE

MAIN ROAD • KILSBY • NORTHAMPTONSHIRE/WARWICKSHIRE BORDER





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MAIN ROAD • KILSBY • NORTHAMPTONSHIRE/
WARWICKSHIRE BORDER

*A fine Listed stone and thatched village house
with outbuilding and former restaurant*

Entrance hall • Drawing room with inglenook • Dining room
Kitchen/breakfast room • Utility room • Back hall • Cloakroom

4 Bedrooms • 3 Bathrooms (2 en suite)

Stone and thatched outbuilding incorporating 4 former stables

Former restaurant with hall, office, cloakrooms, reception room/bar,
2 dining rooms, kitchen and store

Courtyard parking • Attractive well stocked lawns with east facing patio
and south facing terrace • Summer house • Rural south facing views

In all about 0.2 hectare (0.5 acre)

Rugby 5 miles (intercity trains to London Euston from 48 mins)
Leamington Spa 19 miles • Banbury (M40 J11) 26 miles (intercity trains to
London Marylebone from 58 mins) • M1 (J17) 2 miles
Northampton 14 miles • M6 (J1) 9 miles
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.





Situation

- The Hunt House is situated on the edge of the thriving village of Kilsby with views over open fields
- The village has a primary school, parish church and chapel, public houses, village hall and tennis courts, with a post office and stores due to reopen shortly
- There are a number of village societies including a Garden Historical Society, History Society and walking group
- The property is well located for access to the motorway network, with the M6, M1, M40 and A14 all accessible
- There are intercity train services from Rugby, Northampton and Banbury
- There is a wide range of private and state schools in the area including Bilton Grange Preparatory School and Rugby School in Rugby, Princethorpe College; Spratton and

Maidwell Preparatory Schools, Northampton High School; Bloxham and Tudor Hall Schools near Banbury

- There are a number of golf courses in the area, racing at Towcester and Warwick, sailing and fishing at Draycote Water

Description of property

- The Hunt House, Listed Grade II as being of Special Architectural or Historic Interest, offers well balanced family accommodation with a wealth of character including fine cruck timbers believed to date from the early 16th century, exposed timber work and chamfered ceiling beams, stone mullion and timber mullion leaded light windows, some with window seats, flagstone quarry tile and timber floors, attractive timber lintels over windows, oak boarded doors and built-in wardrobes to bedrooms



- The reception rooms and kitchen are dual aspect with windows to the east and west
- From the dining room with an internal leaded window, carved oak doors open to the drawing which has a wide stone inglenook with timber lintel with Clearview wood burner and flagged hearth. An antique carved timber staircase rises to the first floor with stained glass panels and under stair cupboard, arched alcove with shelves and entrance hall with front door with leaded lights and timber panelling
- Large kitchen/breakfast room with a wide inglenook, with internal windows and lintel beam housing a two oven oil fired Alpha cooker and bread oven; range of painted kitchen cabinets with granite tops, double bowl glazed sink, integrated dishwasher and refrigerator, larder cupboard and plate racks
- Utility room with cupboards, plumbing for washing machine and dryer and glazed sink; door to back hall, leaded light door to the courtyard and boiler cupboard. Cloakroom
- To the first floor, a staircase rises to a landing with exposed early cruick timbers, family shower room, master bedroom with en suite bathroom, bedroom 2 facing north and east with en suite shower room, 2 further double bedrooms with wardrobes overlooking the south facing view and lovely gardens

Outbuildings

- To the side of the house is a handsome brick and thatch outbuilding formerly for stables
- On the opposites side of the courtyard is a former restaurant offering considerable scope for conversion to residential accommodation (subject to the necessary consents). The restaurant building is single storey, built of brick and extends to over 1,600 square feet, currently fitted with a commercial kitchen with dry store, two dining rooms formerly providing a total of 40 covers, reception/bar area, ladies and gentleman's cloakrooms, entrance hall and restaurant office





Gardens and grounds

- Approached by a shared entrance to a paved cobbled and gravelled courtyard with Victorian street lamp, the principal garden is to the south side of the house with a wide block paved terrace, flower, herbaceous and shrub borders and beds, lawns with gravel paths, attractive summer house, honeysuckle arbour, rustic seat, variegated privet boundary hedge with attractive cascading birch. There is a rockery, wooden garden store and herb garden. Attractive shrubs include lilac and mahonia.
- From the courtyard, steps with orb finials lead to a raised lawn with block paved path, herbaceous and shrub borders, cherry, variegated ivy and evergreens, with east facing patio. Oil and LP gas tanks
- Beyond the garden are attractive views over unspoilt countryside

Services

Mains electricity, water and drainage are connected to the property. Oil fired and electric central heating. LP gas supply to the restaurant. Security system. Telephone and Broadband.

Fixtures and fittings

All those items mentioned in these particulars, together with fitted carpets and curtains and integrated appliances and most light fittings are included in the sale. All others are excluded. Certain items may be available by separate negotiation.

Directions (CV23 8XR)

Leave the M1 at Junction 18 and take the A5 south. Kilsby is signposted on the right hand side after approximately 2 miles. On entering the village, take the A361 and continue onto the main road. Take the second turning to the right into Middle Street and continue along this road. The Hunt House will be found on the left hand side opposite The Red Lion Inn.

Terms

Tenure: Freehold

Local Authority: Daventry District Council. Telephone: 01327 871100

Council Tax Band: G

Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area

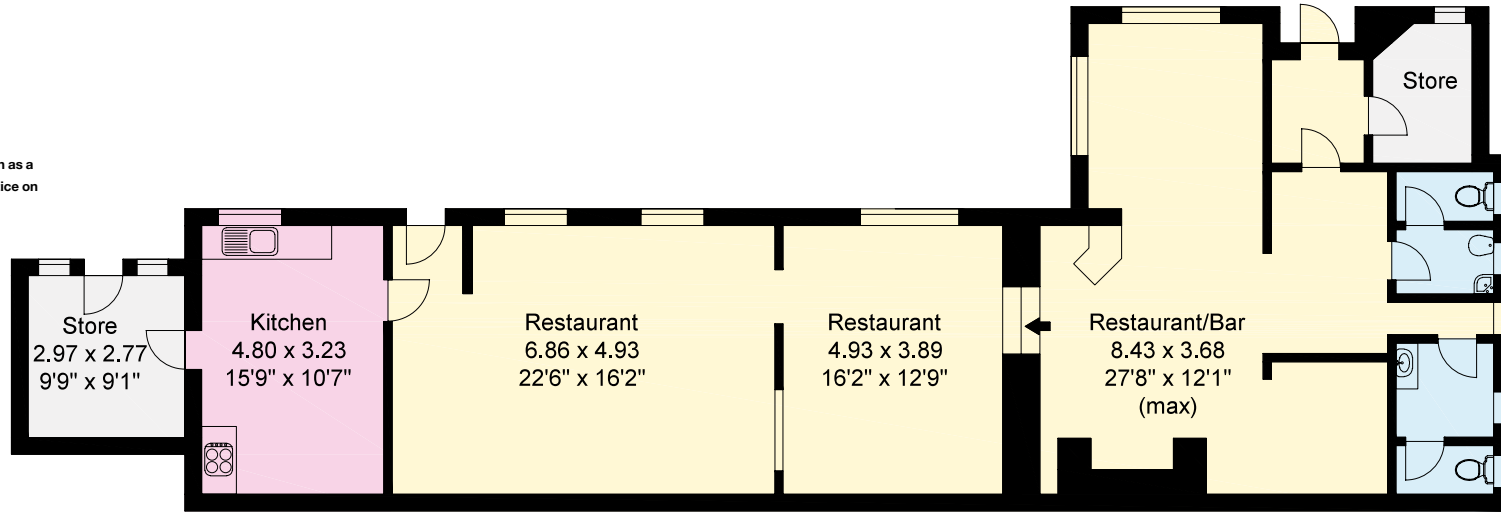
House: 215 sq m (2,315 sq ft)

Restaurant: 150 sq m (1,615 sq ft)

Outbuilding: 41 sq m (442 sq ft)

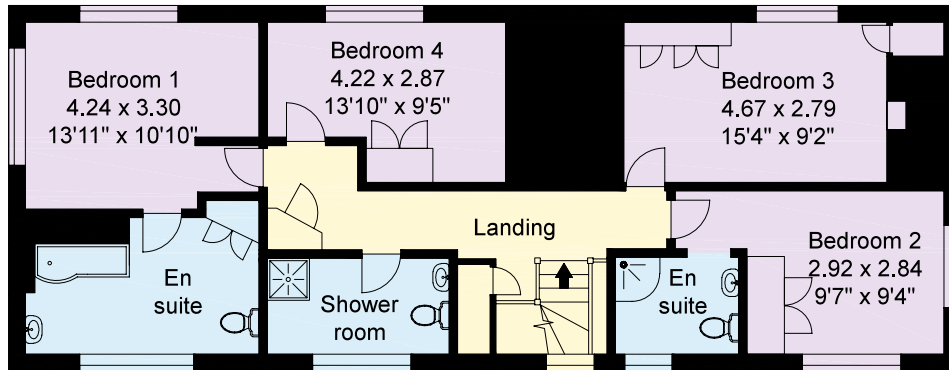
Total: 406 sq m (4,372 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

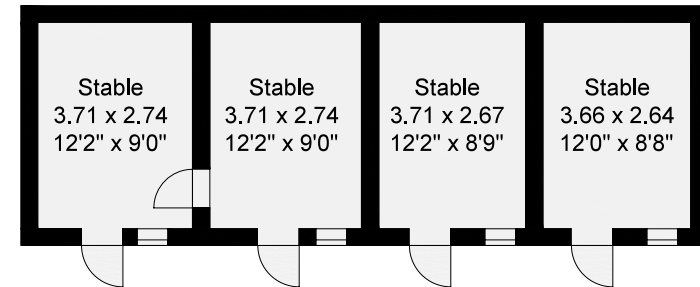


Restaurant

Not shown in actual location / orientation

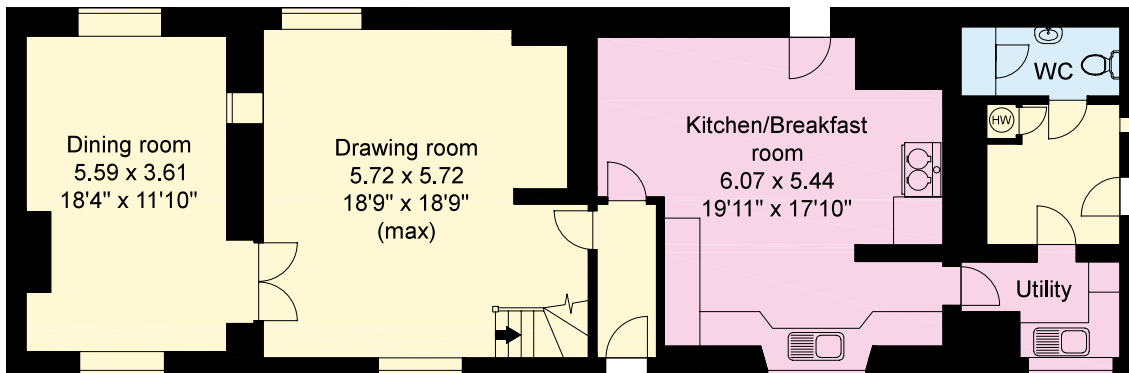


First Floor



Outbuilding

Not shown in actual location / orientation



Ground Floor



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Bridgeway House, Bridgeway
Stratford upon Avon CV37 6YX
stratford@knightfrank.com

KnightFrank.co.uk

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