



The Old Farmhouse
Tuckeys Farm | Cathiron | Rugby | Warwickshire | CV23 0JH

FINE & COUNTRY

THE OLD FARMHOUSE

Tuckey's Farm is in an idyllic setting in Cathiron hamlet, and is wrapped around by the gentle Warwickshire countryside. The present owners discovered the neglected farmhouse eighteen years ago, and realised its huge potential to become a stunning family home.





A beautifully situated farmhouse, some of which is believed to date back to 1620, with panoramic views over local farmland.

The Old Farmhouse is situated in a beautiful rural environment, within the Tuckey's Farm Complex in the small hamlet of Cathiron, just a few minutes north of Rugby. The delightful farm house, naturally has attractive views surrounded by fields to the north and east and was originally constructed in the 1620's with areas of the home offering a wealth of charm and character. The accommodation comprises five bedrooms; three of which are ensuite whilst on the ground floor there is an array of reception rooms to include a dining room, family room, drawing room, large kitchen/living space, conservatory and utility room. There is ample parking provided and a gated tarmac driveway that leads to the courtyard, together with oil fired central heating and double-glazed windows. The property is offered for sale with no onward chain and additional land is available subject to separate negotiation if required.

Ground Floor

Entry to the farmhouse is via the double-glazed door that leads to the utility room which houses the newly installed oil-fired Worcester combination boiler; Belfast sink, space for a washing machine and tumble dryer and a beech work surface with oak units and traditional small pane double glazed windows that look down the gated driveway. There is a cast iron radiator and a latched door that leads to a large open plan kitchen/living space with has a centre piece Aga with exposed brick built surrounding chimney breast.





The bespoke kitchen has an array of units and granite work surfaces, built in wine chiller; a large island unit again with granite work surface with Belfast sink and drainer, four ring AEG induction hob with double oven beneath. There are a range of ceramic tiles to the floor and the dining area has a vaulted ceiling, with exposed A frames and windows that overlook the courtyard and parking area. There are double glazed doors leading to a small decked terrace with a further double-glazed door that leads to a large conservatory which overlooks the garden and is of UPVC construction and has double glazed doors that lead to the rear terrace and a ceramic tiled floor. From the kitchen a latched door leads to the family room, which has a small paned double-glazed window overlooking the garden, double glazed door that leads to decked terrace, an original cast iron kitchen range, original oak flooring, original elm ceiling beam and a latched door that leads through to the dining room.





This has French casement doors leading to the rear terrace, oak flooring, a wood burner with exposed brick hearth, exposed ceiling timbers and a door that leads to an inner lobby which has the stairs rising to the first floor and a door leading to a convenient ground floor double bedroom. This has delightful views of the garden, there is a latched door that leads to a cloakroom with low level WC and wash basin. From the dining room is a door that leads to the large drawing room, this has windows that overlook the garden and also the courtyard, a double-glazed door that leads to the rear garden, original elm ceiling beam large inglenook fireplace with exposed brickwork surround and raised hearth that houses a multi fuel burner. Stairs that lead up to a small landing with a latched door that leads to the master bedroom suite. There are some Victorian cast iron radiators and a large cupboard space and folding doors open up into an excellent gym area with oak floor and windows overlooking the garden.









First Floor

The master bedroom suite has a double-glazed window providing views of the fields and gardens, a vaulted ceiling with Velux roof window, exposed ceiling beams and a door that leads to the en suite bathroom which has been luxuriously appointed and has steps leading up to a panelled whirlpool bath with mixer tap, his and hers pedestal wash hand basins, corner shower cubicle with rainforest style shower and low level WC. There is a door that leads to the dressing room which has a vaulted ceiling and exposed ceiling timbers.

On the second landing there is a variety of doors leading off to the other three bedrooms; bedroom two is an excellent size double room with views to the south across the forecourt, it has a large dressing area and a latched door leading to a convenient TV area and an ensuite bathroom with sliding doors and small paned window to the south. The en suite has a pedestal wash hand basin, low level WC, panelled whirlpool bath and shower. Bedroom three is another double room with east facing views across the gardens, this also has its own dressing room and a four-piece en suite bathroom with panelled whirlpool bath, shower cubicle, wash hand basin with mixer tap, low level WC and obscured glazed windows to both the south and west. Bedroom four has attractive views via dual aspect windows across the gardens, this again is another double room.







Seller Insight

“ The farmhouse began life in the early seventeenth century and saw service as a sawmill and a brick making centre. When the nearby Oxford Canal was built around 1790 the bridge adjacent to the Farm was called Tuckeys bridge after the Farms owner . The current owners have restored the property with loving care, to create a house where original features combine seamlessly with modern comforts. It is a spacious and charming family home.

Cathiron is a hamlet between the villages of Harborough Magna and Brinklow with everyday needs available in Newbold, two miles away. You can combine the tranquillity of the farm house with the retail and leisure facilities to be found in historic Rugby, only four miles away. Rugby offers a good choice of schools, including the prestigious Rugby public school. For commuters there is an excellent and fast train service into London Euston, and New Street Birmingham. There is also easy access to the M1, M6 and M45 motorways.

The farmhouse is the epitome in contented rural living and a nature lover's paradise. The grounds abound with bird and wild life; with many daily sightings of buzzards, barn owls, badgers, swallows and other creatures. The Oxford Canal is a mere hundred yards away, and Tuckey's Bridge is named after the farm's first owner. You can enjoy walking the towpath to the pub in Newbold, or fish from its leafy banks. There is a marina within walking distance, plus many good rambling routes and bridal paths.

The warm red brick of the façade is an indication of the welcoming warmth you find inside the house. The sociable kitchen, now the hub of daily living, was converted from the stables and oozes character. The vaulted ceiling, winter warming aga, the charm of a decorative period red tiled oven, and aesthetically pleasing areas of exposed brick, blend together to ensure the kitchen is a place where everyone loves to congregate.

It is a home where you have a pleasing choice of places to relax. The wood burning stoves tucked into the inglenook fireplaces in both reception rooms, are perfect for winter evenings; and for summer days you can throw open the doors in the rear sitting room, and use the patio as a summer extension.

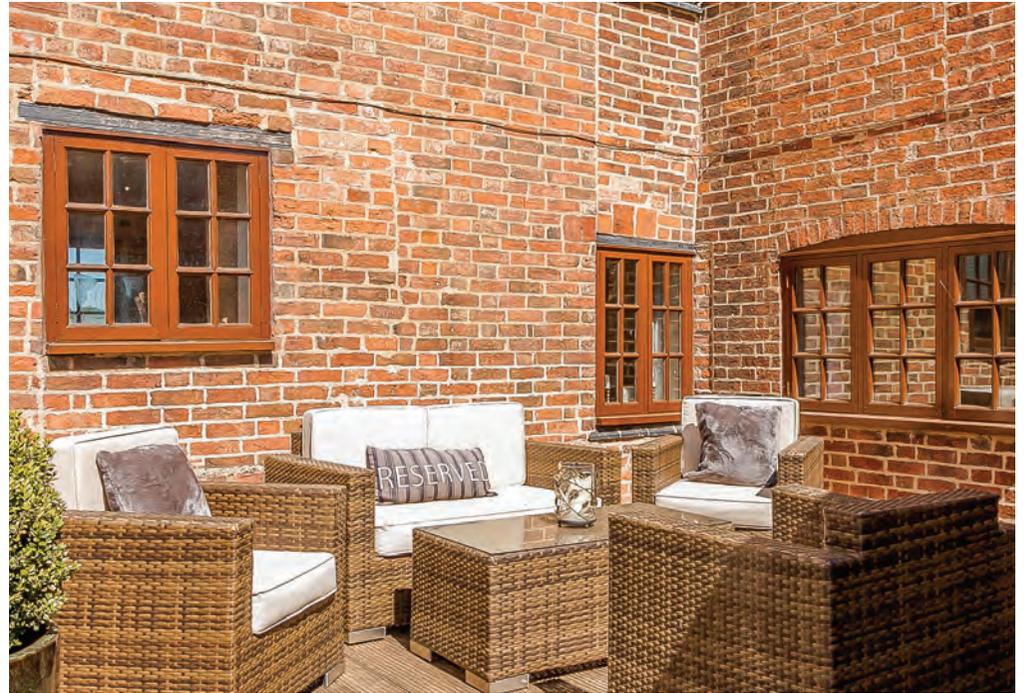
The luxury of space has meant the farmhouse has been the meeting point for extended family gatherings. It is a home that can offer hospitality, whilst the games room and gardens are there for the more energetic. To experience the sensation of garden and house as one, you can settle in the conservatory with its pleasant views across the hamlet towards the church.

The garden blends into the fields behind the house, and from the charming beamed bedrooms you have tranquil countryside views. The welcoming ambience of the house fuses happily with the outside world. It is a very special and serene property.

The house is a calm oasis and the owners are taking away many very happy memories. They are sure the next owners will quickly appreciate its restfulness, alongside the convenience of town life only a few miles away.











RUGBY

Rugby is a market town in Warwickshire, on the River Avon. The town is the second largest town in the county; 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby is most famous for the invention of rugby football, which is played throughout the world. The invention of the game is credited to William Webb Ellis whilst breaking the existing rules of a football match played in 1823 at Rugby School.

Rugby School is one of England's oldest and most prestigious public schools, and was the setting of Thomas Hughes's semi-autobiographical masterpiece Tom Brown's Schooldays.





Outside

The property has a 200 metre tarmac driveway with electric gated entry that serves two properties; The Barn and The Old Farmhouse. The Old Farmhouse has parking for at least six vehicles with gardens which wrap themselves around the east and northern sides of this L-shaped property, there is a large terrace that joins the conservatory and lawned rear gardens with open pot and rail fencing that takes advantage of the extensive views. There is also a variety of fruit trees to include a cooking apple tree, a plum tree and Pear tree that all produce each year.

Location

The hamlet of Cathiron is situated between the villages of Brinklow and Harborough Magna being some 5 miles north of Rugby. Nearby Brinklow provides schooling, a post office and doctors with larger shopping facilities in Rugby. Rugby itself offers an extensive range of shopping including some individual shops and boutiques. It is only a brisk walk or drive to the train station where Virgin Trains provide a high speed to Euston, London in around 45 minutes. There is also an impressive range of state and public schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High, Princethorpe College, Bloxham School, King Henrys in Coventry and the world-renowned Rugby School.

Services

Oil fired central heating, private drainage, electricity and broadband are connected.

Local Authority

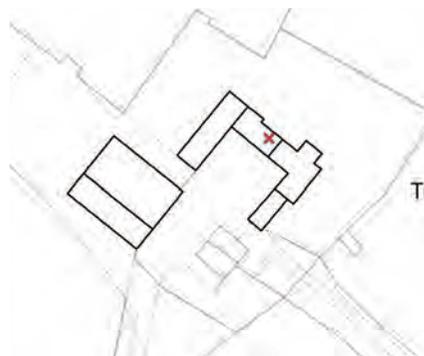
Rugby Borough Council
Council Tax Band C

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01788) 820062.

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm



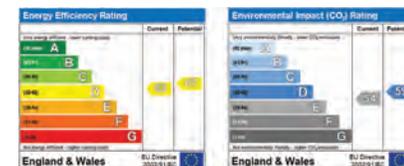
Tuckey's Farm



The Old Farmhouse, Tuckeys Farm, Cathiron, Rugby
Approximate Gross Internal Area
3574 Sq Ft/332 Sq M



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THE FINE & COUNTRY
FOUNDATION

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