VALE HOUSE
An imposing Grade II Listed country house offering modern living whilst retaining a wealth of character. Offers three reception rooms, five or six bedrooms, three bathrooms, open garage and workshop, set in 0.42 acres of beautiful gardens.

‘Vale House’ is a striking period house with classically rendered elevations and exposed timber work. Built as a farmhouse in 1580, the younger timber porch was added in around 1620 from the Manor House! The current owners have really enjoyed their 40 years or more here, and have fully modernised and slightly extended this charming family home over time. The benefits include exposed oak beams throughout, oil-fired central heating and leaded light windows (some double glazed). The quality of the remedial works earned the house a prestigious Federation of Master Builders Award in 2004 (Midlands area) for restoration. This versatile house offers three reception rooms, five/six bedrooms and could easily offer annexe facilities for a live in family member. The rear gardens look directly over fields and the house sits in a total plot of 0.42 acres.
Accommodation Summary

Ground Floor
The property is entered under the jettied timber porch, with a solid timber door opening to the tiled entrance hall which has both vertical and ceiling beams. An oak turned staircase rises gently to the first floor, with an adjacent seating area. Three leaded light windows illuminate the hallway which leads down to the cloakroom. There is a tiled alcove (formerly the staircase) being the ideal local spot for a welcoming church pew. The living room has been skilfully extended and features a wood burning stove set in to the inglenook fireplace. There are heavy ceiling beams with wall light points and oak flooring. The rear extension provides a small library area still gives access to the original priest hole. Front window, double glazed oak rear window with French doors providing a fine vista down the garden. A heavy ledge and braced door opens to the dining room which has quarry floor tiles. This room also has a ceiling beam with vertical timbers and wall light points. The inglenook fireplace has a tiled hearth with an operational open fireplace with oak beam above. Along with an internal window, there is a leaded light rear window providing a fine view.

A further door and step lead down to the spacious kitchen/ family room which has a comprehensive range of limed oak fitted base units. There are ample work surfaces, fitted sink unit with further eye-level cabinets above. There is a free standing electric double oven with extractor hood above, plumbing for a dishwasher and a Boulter oil-fired boiler. There are three side windows providing views of the cobbled courtyard. A further door leads to the front wing of the house which could easily provide annex facilities. There is a second staircase rising to the first floor with a door to the courtyard. The spacious utility room has a range of modern cupboards with work surfaces and a sink unit. There is space and plumbing for a washing machine and tumble dryer. There is further room for white goods, side window. The sitting room could be used as a large home office or music room if preferred. This is a leaded light bay window overlooking the courtyard.
First Floor
The split level landing has many fine vertical and ceiling beams with some exposed floor boards. There are wall light points and leaded light windows. Off the landing there is a spacious alcove with hatch leading to the loft area. There is plenty of room to install a conventional wooden staircase (or spiral if preferred) to provide access the second floor. This could provide further bedrooms and a bathroom (subject to the normal planning permission and listed building consents being obtained). The master bedroom has an ornamental fireplace with built in shelving. There is a central beam and wall light points. Two bespoke single wardrobes with a front leaded light window. The rear window provides attractive views over the garden and paddock with a further door leading to the concealed en-suite. This has a pedestal wash-hand basin, low-level flush WC and a fully tiled shower enclosure with a Triton shower unit. A slim cupboard provides some storage and houses the electric water heater. Exposed beams, down lighters, heated towel rail.
The third bedroom has a bespoke oak wardrobe with heavy ceiling beams. There are vertical wall beams, wall light points and a rear window. The fourth double bedroom has a leaded light dormer window overlooking the courtyard and garage. The fifth bedroom has a T-post and fitted shelving within the capped off fireplace. There are wall and ceiling beams, with a small window peeking down the garden. The sixth bedroom could be used as a nursery, though more likely a study. This room also has vertical and wall beams with a front window. The family bathroom has a modern suite comprising of a low-level spa bath, pedestal wash hand basin and a low-level WC. There is a tiled shower enclosure with a Tritan shower unit, fitted cupboard to one side and a shelved airing cupboard housing the fully lagged hot water cylinder and heating controls, tiled walls, opaque side window.

The second bedroom is accessed from the hall off the kitchen and is completely independent from the first floor of the house. This large bedroom has a leaded light dormer window overlooking the frontage, exposed beam. There is an en-suite bathroom comprising of a panelled bath with a Mira shower unit above, pedestal wash hand basin and a low-level WC, fitted mirror, shaver point, side window. This front section of the house could easily provide independent accommodation for a family member or provide a rental income if desirable.
Front Garden
To the right of the driveway there is a small lawned area with a low dry stone retaining wall and a saddle stone. This section is enclosed by brick walling with a well-stocked flower border having a profusion of heavily scented roses. There is also a fine magnolia tree with peonies and clematis.

Open Garage, Workshop & Parking
The cobbled courtyard provides good turning facilities and will park six standard vehicles. The oil tank for the central heating system is tucked away on the left side of the house. There is an open double garage (measuring 5.39 x 5.00m) with a pitched and tiled roof, there is a florescent strip light. This provides covered parking for 2 vehicles. Attached is a useful brick workshop (measuring 4.23 x 3.81m) which has a side window and lighting.
Rear Garden

Directly behind the house is a private flag terrace with cold-water tap and two gentle steps leading to the main lawn. As the photographs show the gardens are beautifully maintained with a colourful and well-stocked flower border down the left hand side. There is a central ornamental well with a skilfully supported apple tree! There are further flower borders and a selection of varying heights of evergreen trees throughout the garden including a fine oak tree. The garden is enclosed on all three sides by stock-proof post and rail fencing with well maintained hedgerow inside. Beyond the formal garden there is a small gap in the privet hedgerow leading to a secret garden ideal for storage or for the children to play.
Willoughby is an attractive Warwickshire village with a village church, cricket pitch, The Rose public house and a heavily populated duck pond! Day-to-day shopping can be found in the larger nearby villages of Braunston or Dunchurch, both of which have junior schooling. There is a far wider range of shopping available in Daventry (6 miles) or Rugby (5 miles). Rugby has The Clock Towers shopping precinct and Virgin Trains provide a high-speed rail connection to Euston, London in well under an hour. The excellent road networks surrounding Warwickshire provide fast access to the A14, A45, A5, A361 as well as the M1, M40, M6 and the M69.
Services
Mains water, electricity, drainage, BT, oil-fired central heating.

Local Authority
Rugby Borough Council.
Telephone (01788) 533533.
Council Tax Band is G.

Viewing Arrangements
Strictly by the vendors sole agents on please on (01788) 820062.

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

Directions
Leave Rugby on the main Dunchurch Road, passing Sainsbury’s on your left hand after approximately 2 miles. Turn right at the Cock Robin roundabout; continue for a further mile into the main crossroads at Dunchurch. Branch left just before the crossroads onto the A45 where signposted towards Braunston and Daventry. After around 3 miles you will see a right turning to Willoughby. Continue down this road taking the first left into the village. You will pass the duck pond on the left, and Vale House can easily be recognised soon afterwards, also on your left hand side.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.01.2019

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