Dunsmore Hall Farm, Lilbourne Road, Clifton-upon-Dunsmore, Rugby, Warwickshire, CV23 OBB
Dunsmore Hall Farm, Lilbourne Road, Clifton-upon-Dunsmore, Rugby, Warwickshire, CV23 0BB

Offers in Excess of: £900,000

A fantastic opportunity to acquire a magnificent country house with nine bedrooms and numerous outbuildings, including ancillary accommodation and stables, set on the edge of the popular village of Clifton-upon-Dunsmore in grounds equating to approximately 3 acres. This country house was originally built between 1770 and 1780 as a farm. It has since passed through multiple hands and been transformed over the years. The gardens have been developed by the owners and offer beautiful landscaped areas and natural woodland.

Features
- Period country house with nine bedrooms
- Kitchen/breakfast room
- Versatile living accommodation
- Some original sash windows
- Magnificent gardens and woodland set in approximately 3 acres
- 12 stables, workshop and outbuildings
- Self contained flat
Location
Clifton-upon-Dunsmore is the most easterly village in Warwickshire and is located roughly two miles east of Rugby. The village sits on a hill with the Oxford Canal running past at the foot of the hill. The village itself offers a number of small shops, the Bull Inn public house and St Mary’s Church.
Further amenities are available within Rugby town itself, including shopping, restaurants, bars, and leisure facilities. Primary schooling is available within the village at Clifton-upon-Dunsmore Church of England Primary School while a selection of state and private secondary schooling is available in Rugby.
The village is well positioned for the commuter with easy access to the major motorway and trunk road networks including A5, A14, M1, and M6. Rugby Railway Station also offers a regular and fast service to London Euston which takes just under 50 minutes.
Rugby – approx. 2 miles
Coventry – approx. 15 miles
Lutterworth – approx. 6.5 miles
Northampton – approx. 22 miles

Ground Floor
The hall has an attractive tiled herringbone floor, double doors, which give access to an inner passage, and a glazed door to the garden. Further doors lead to a WC, store room and the remaining ground floor accommodation. The spacious dining room has French doors and provides access to the kitchen/breakfast room which has dual aspect sash windows, an Aga, fitted base units and a beautiful quarry tiled floor. Further doors from the kitchen lead to a larder and a spacious workshop with vaulted ceiling and a-frame beam as well as the rear garden. The lounge overlooks the front aspect and has a log burning stove set on a slate hearth which provides a focal point to the room. From the family room, with open fire place, a door leads through to a further room which has been used as a library. Beyond the library there is a utility room, bathroom and door to the inner passage which has stairs rising and gives access to a further room which can also be accessed from the front of the property.

First Floor
From a split level landing, a few steps lead to a bedroom with a fitted cupboard and sash windows along with a family bathroom with enamel bath, wash hand basin and useful fitted cupboards to one wall. Next to the bathroom is a separate WC with further wash hand basin. Off the main landing there are four additional bedrooms including three which connect. From the middle connected bedroom there is an additional landing area with a staircase which leads to the passage below and a door which gives access to the second bathroom which has been fitted with a white three piece suite and which can also be accessed from one of the bedrooms. The property benefits from oil fired central heating.

Second Floor
The second floor of the property has a landing with access to four bedrooms, three of which have connecting doors.
Outside
The property is approached via a sweeping gravel drive with parking for numerous vehicles. Attached to the main residence is an open garage and useful wood shed. There are three further outbuildings. One has nine stables, a coal shed and a second garage; there is a further building with a garden store with two store rooms attached and another stable block with three additional stables, a WC and garden store. From the ground floor of the stable block stairs rise to the first floor to a self contained flat with hallway, bathroom, kitchen/diner, sitting room and two bedrooms. The fabulous rear garden has a large fore lawn edged with a variety of established plants, trees and herbaceous borders including climbing honeysuckle & clematis, established roses, holly bushes and a fig tree. From here steps lead to a further large lawn with a wild woodland area beyond. The property is situated in a very secluded and private position, surrounded and screened by trees.

A magnificent period property with plenty of original features, stunning gardens, woodland and views over the open countryside
Viewing
Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – G.

Howkins & Harrison
7-11 Albert Street, Rugby, Warwickshire CV21 2RX
Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.