



EDWARD KNIGHT
ESTATE AGENTS

POTFORDS DAM FARM, COVENTRY ROAD, CAWSTON, RUGBY, CV23 9JP

£795,000





PROPERTY SUMMARY

A substantial and imposing detached farmhouse, offering approximately 5,000 sq ft of accommodation, situated on the outskirts of Rugby and a few minutes drive from Bilton Village and its varied range of amenities and Rugby Station where London can be reached in under 50 minutes.

Potforads Dam Farm is believed to date back nearly 400 years and was greatly enhanced during Georgian times. The farmhouse has six bedrooms, four bathrooms and a range of versatile reception rooms throughout the three floors of accommodation. The property has gardens surrounding the home and beautiful views across Cawston Woods. The home offers a wealth of charm and characterful features including stripped wood doors, quarry tile floors, original oak deep sectional skirting boards and elm flooring.

LOCATION

Situated on the very edge of the Parish of Cawston, just outside of Rugby, providing convenient access to the national motorway network via the A45/M1/M6 and is within a few minutes drive of Rugby railway station which offers direct access trains to London Euston and New Street Birmingham.



GROUND FLOOR

The property has a newly fitted composite door which provides access to the spacious entrance hall with quarry tiled checkerboard floors that leads to the understairs storage cupboard, sitting room, dining room and farmhouse kitchen. The sitting room is at the front of the house and has a bay window and original open fire. Across the hallway is the formal dining room which has a double-glazed bay window to the front. It provides a large space for entertaining and there is a further stripped door leading to the study which has a door leading to the gardens. The farmhouse kitchen has an original inglenook where the oven range is set beneath; there is a variety of bespoke kitchen units with

adjoining granite work surface. There is a rear door that leads to the porch, a further door that leads down to a large larder/pantry. Adjacent to this room is a door that leads to a secondary staircase to the first-floor master suite. There is a spacious utility room with plumbing for appliances, adjacent to this is the large boiler room housing the central heating boiler and hot water cylinder. Steps lead down to the large cellar. Further along the corridor is a snug which has a feature fireplace with brick pillars. From the snug, there is a staircase that leads to a first floor sitting room and access to a conservatory.

ENTRANCE HALL

LOUNGE

15' 1" x 15' 2" (4.6m x 4.62m)

DINING ROOM

15' 1" x 16' 1" (4.6m x 4.9m)

STUDY

8' 11" x 12' 11" (2.72m x 3.94m)

KITCHEN/DINER

14' 11" x 13' 6" (4.55m x 4.11m)

PANTRY

14' 10" x 13' 6" (4.52m x 4.11m)

PORCH

SHOWER ROOM

UTILITY ROOM

BOILER ROOM

8' 3" x 11' 2" (2.51m x 3.4m)

SNUG

13' 10" x 14' 11" (4.22m x 4.55m)



CONSERVATORY

10' 1" x 11' 7" (3.07m x 3.53m)

FIRST FLOOR

There are two sizeable double bedrooms situated at the front of the property; bedroom two has exposed ceiling beams and a sink and vanity unit whilst from there is the large master suite which has an arch that leads to the dressing room. This has a range of hand-built pine wardrobes and drawers, window to the side and a staircase that leads down to the farmhouse kitchen. From the master bedroom there is a stripped







door that leads to a large bathroom. Bedroom three is a large double room with a window overlooking the side gardens. There is a further shower room with low level WC, pedestal wash hand basin and corner shower. The corridor leads to the first floor sitting room which has views to both sides and stairs leading down to the snug. This provides a perfect environment for older children to enjoy their own space or the possibility of an elder relative having separate accommodation.

MASTER BEDROOM

15' 1" x 16' 1" (4.6m x 4.9m)

DRESSING ROOM

13' 5" x 14' 1" (4.09m x 4.29m)

ENSUITE

15' 2" x 11' 1" (4.62m x 3.38m)

BEDROOM TWO

15' 0" x 15' 2" (4.57m x 4.62m)

BEDROOM THREE

15' 2" x 12' 2" (4.62m x 3.71m)

MUSIC ROOM

13' 10" x 14' 11" (4.22m x 4.55m)

SECOND FLOOR

There is a large cinema room with double glazed window to the rear, this in turn provides access to the second floor bathroom. There is a double bedroom with stunning views across Cawston Woods and the neighbouring farmland. Two further sizeable bedrooms are located on this floor both facing the front of the property and overlooking the pretty fore garden and driveway.

BEDROOM FOUR

15' 6" x 14' 8" (4.72m x 4.47m)

BEDROOM FIVE

15' 6" x 15' 2" (4.72m x 4.62m)

BEDROOM SIX

15' 2" x 15' 2" (4.62m x 4.62m)

CINEMA ROOM

15' 3" x 15' 5" (4.65m x 4.7m)

FAMILY BATHROOM

15' 2" x 8' 5" (4.62m x 2.57m)

OUTSIDE

The property has a tarmac in and out driveway with lawned fore gardens, surrounded by staddle stones, and a gated pedestrian access that leads to the traditional front entrance door. The main gardens surround the property and offer an abundance of well stocked shrubs and mature trees.



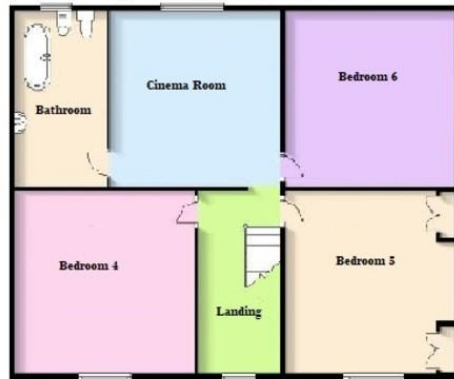
Ground Floor
Approx. 164.8 sq. metres (1773.6 sq. feet)



First Floor
Approx. 133.8 sq. metres (1440.7 sq. feet)



Second Floor
Approx. 107.3 sq. metres (1154.8 sq. feet)



Total area: approx. 405.9 sq. metres (4369.1 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 66 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 69 |