



EDWARD KNIGHT
ESTATE AGENTS

2 CASTLE MOUND, BARBY, RUGBY, CV23 8TN

£290,000 (OFFERS OVER)





PROPERTY SUMMARY

Immaculately Presented Two/Three Bedroom Semi-Detached Home in the Heart of Barby Village

Edward Knight Estate Agents are pleased to offer for sale this beautifully presented and extensively modernised two/three bedroom semi-detached property, occupying a generous corner plot in the highly desirable and well-connected village of Barby.

This impressive two-storey home has been tastefully updated by the current owner, blending modern finishes with a warm and welcoming feel throughout. The ground floor accommodation comprises a bright entrance hall, a spacious living room enhanced by a recently installed multi-fuel log burner, and a flexible second reception room which can serve as a formal dining room, home office, or a third bedroom to suit your lifestyle. The contemporary kitchen/breakfast room is well-equipped with a range of units and an integrated fridge, providing both functionality and space for informal dining.

Upstairs, the property offers two well-proportioned double bedrooms, each with ample natural light, along with a stylish, refitted family bathroom featuring modern fixtures and fittings.



Set on a generous corner plot, this home offers excellent potential for extension to the side (subject to the relevant planning consents). The front garden has been thoughtfully landscaped with a selection of established perennials and shrubs, designed for ease of maintenance. The rear garden is mainly laid to lawn, fully enclosed by recently installed timber fencing, offering a secure and private outdoor space ideal for families or entertaining. A driveway and single garage are situated to the rear of the property, providing convenient off-road parking.

Further benefits include recently installed UPVC double glazing throughout and oil-fired central heating to radiators, ensuring comfort and energy efficiency.

This is a superb opportunity to purchase a high-quality home in a thriving village location with strong community appeal and easy access to surrounding towns and transport links.

Viewings are strictly by appointment only through Edward Knight Estate Agents, Regent Street Office.

LOCATION

Barby is a charming and well-regarded Northamptonshire village that offers a wonderful balance of rural tranquillity and modern convenience.



The village boasts a range of local amenities including a popular garden centre and a dedicated plant nursery-ideal for gardening enthusiasts-as well as a traditional village store and post office providing day-to-day essentials.

Community life is centred around the well-used village hall, the historic parish church, and a vibrant pre-school and primary school, making Barby an excellent choice for families.







At the heart of the village is the recently renovated Arnold Arms, a welcoming public house offering food, drink, and a hub for local social events.

Despite its peaceful setting, Barby enjoys excellent connectivity. The nearby market town of Rugby, just five miles away, provides a wide range of retail, leisure, and dining options, along with a regular bus service linking it directly to the village. For commuters, Rugby also offers a fast and frequent rail service to London Euston, with journey times of under 50 minutes.

Barby is well positioned within an extensive road network, offering convenient access to nearby towns and cities including Southam, Daventry, Leamington Spa, Northampton, Warwick, Coventry, and even further afield to Milton Keynes. This accessibility, combined with its strong sense of community and picturesque surroundings, makes Barby an ideal location for those seeking village life without sacrificing connectivity.

ENTRANCE HALL

10' 1" x 9' (3.07m x 2.74m)

LIVING ROOM

14' 1" x 10' 11" (4.29m x 3.33m)

DINING ROOM

11' 1" x 14' 1" (3.38m x 4.29m)

KITCHEN/BREAKFAST ROOM

16' 1" x 8' 1" (4.9m x 2.46m)

BATHROOM

5' 1" x 5' 11" (1.55m x 1.8m)

BEDROOM ONE

10' 11" x 11' 1" (3.33m x 3.38m)

BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		