



EDWARD KNIGHT
ESTATE AGENTS

23 RUGBY ROAD, BARBY, RUGBY, CV23 8UB

£425,000





PROPERTY SUMMARY

A unique opportunity to purchase a characterful detached cottage with substantial outbuildings, occupying a fantastic corner plot that offers masses of potential to renovate and extended.

This wonderful property is situated on the edge of the ever-popular Barby Village boasting views of beautiful rolling countryside to its rear aspect. The existing property should be considered a small three-bedroom cottage which has the potential to be enlarged to various aspects as well as modernised throughout. The property is situated on a large, mature, well-tended plot with several outbuilding including two large garages and a storeroom as well as a vast parking area which is access to the rear of the property from the Rugby Road.

The internal accommodation in brief includes an entrance hall & porch, two reception rooms with feature fireplaces, Kitchen breakfast room, three bedrooms and a first floor WC.

Viewings for this NO CHAIN property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.

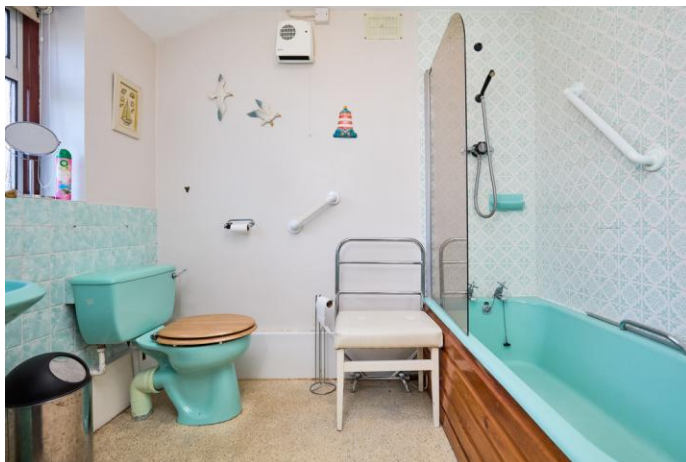


LOCATION

Barby village has a garden centre and separate plant nursery, village store and post office, village hall and church, pre-school and primary school and finally The Arnold Arms public house which is located in the very centre of the village. There is a wide range of shopping available in nearby Rugby, situated approximately five miles away, with a regular bus service. Within Rugby there is a Virgin Train service giving access to Euston, London in under an hour. Due to the excellent road network surrounding Rugby, there is also good access to Southam, Daventry, Leamington, Northampton, Warwick, Coventry and further afield in Milton Keynes.







GROUND FLOOR

FRONT PORCH

5' 8" x 4' 2" (1.73m x 1.27m)

ENTRANCE HALL

2' 9" x 5' 1" (0.84m x 1.55m)

LIVING ROOM

13' 0" x 10' 9" (3.96m x 3.28m)

DINING ROOM

12' 6" x 13' 0" (3.81m x 3.96m)

KITCHEN

7' 9" x 11' 7" (2.36m x 3.53m)

PANTRY

2' 6" x 7' 9" (0.76m x 2.36m)

GROUND FLOOR BATHROOM

6' 6" x 7' 9" (1.98m x 2.36m)

REAR LOBBY

2' 8" x 6' 2" (0.81m x 1.88m)

REAR PORCH

2' 9" x 5' 6" (0.84m x 1.68m)

FIRST FLOOR

MASTER BEDROOM

10' 6" x 12' 9" (3.2m x 3.89m)

BEDROOM TWO

9' 8" x 12' 9" (2.95m x 3.89m)

BEDROOM THREE

7' 9" x 9' 2" (2.36m x 2.79m)

WC

2' 6" x 3' 6" (0.76m x 1.07m)

OUTSIDE

MAIN GARAGE

34' 1" x 13' 5" (10.39m x 4.09m)

SECOND GARAGE

13' 7" x 8' 3" (4.14m x 2.51m)

BOILER/STORE ROOM

8' 8" x 11' 7" (2.64m x 3.53m)

OUTSIDE TOILET/UTILITY ROOM

12' 5" x 6' 3" (3.78m x 1.91m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	37 F	
1-20	G		