



**EDWARD KNIGHT**  
ESTATE AGENTS

BIRCHIN FOLD, CASTLE LANE, WOOLSCOTT, RUGBY, CV23 8DB

£750,000







## PROPERTY SUMMARY

Birchen Fold is an exceptional Grade II Listed residence, steeped in history and believed to date back to the 16th century. Nestled in a quiet rural hamlet, this charming home sits within beautifully maintained formal gardens and grounds extending to approximately 4 acres. The setting is idyllic, surrounded by open countryside and paddocks, offering complete peace and privacy.

The property itself blends period character with country living, featuring a wealth of original architectural details, including exposed oak beams, traditional timbers, and two magnificent Grade II listed fireplaces-one of which is a standout feature in the dining hall, framed by a remarkable oak bressummer. The principal reception rooms are warm and inviting, with views over the gardens and paddocks. A delightful garden room extends from the sitting room, providing a perfect space to enjoy the garden throughout the seasons.

The kitchen, fitted with a range of traditional units, includes a charming oil-fired Aga and has direct access to the garden via a stable door. Adjoining the kitchen is a practical area with understairs storage and a staircase leading to the first floor. Upstairs, there are three well-proportioned bedrooms, each offering characterful features and picturesque views across the surrounding countryside. A traditional bathroom with a roll-top bath and exposed timbers completes the first floor, alongside a separate W.C.

A particularly noteworthy feature is the large loft space, accessible via a hatch, which may offer potential for conversion-subject to the necessary listed building consents.

Externally, the grounds are equally impressive. Accessed via a gravel driveway from Castle Lane, the approach is flanked by paddocks and leads to ample off-road parking and a detached garage. The formal gardens are largely laid to lawn and interspersed with mature trees, herbaceous borders, and enclosed by a mix of stone walling and post-and-rail fencing. Beyond the gardens lie the paddocks and a modern stable block, which includes 3 stables, a tack room, large workshop and hay barn-ideal for equestrian use or additional outbuildings.





Birchen Fold is a rare opportunity to acquire a historic and beautifully maintained country home in a tranquil and scenic location, offering both privacy and potential.

#### LOCATION

Birchen Fold enjoys a peaceful rural setting approximately a quarter of a mile north-east of the charming Warwickshire village of Grandborough, and just a short distance from the nearby hamlet of Woolscott. The property is ideally positioned around six miles south of the market town of Rugby, offering both tranquillity and excellent accessibility.

Grandborough itself is a traditional village with a strong sense of community, featuring a well-regarded village hall and the popular public house, The Shoulder of Mutton, known for its warm atmosphere and quality dining. For everyday amenities, the nearby villages of Dunchurch, Braunston, and Southam—each within a five-minute drive—offer a range of local shops, cafes, and services. For a broader selection of retail, dining, and leisure facilities, the larger towns of Rugby, Daventry, and Royal Leamington Spa are all within easy reach.

The area is surrounded by open countryside, offering a variety of picturesque walks across unspoilt farmland and along quiet lanes. Nature lovers will also appreciate Draycote Water Country Park and Reservoir, just a couple of miles away, providing opportunities for sailing, fishing, birdwatching, and scenic walking trails.

The location also benefits from excellent transport links. Grandborough provides convenient access to major routes including the A45, A5, M1, M6, and M40, making it well connected for commuting throughout the Midlands and beyond. For rail travel, nearby Rugby station offers high-speed services to London Euston in approximately 50 minutes, while Warwick Parkway provides further links to Birmingham and the south.

Families are well served by a wide choice of educational establishments. There is a strong selection of both state and independent schools in the area, including Bilton Grange Prep, Rugby High School, Lawrence Sheriff School, Princethorpe College, Southam College, and King Henry VIII School in Coventry. The world-renowned Rugby School, one of the oldest and most prestigious independent schools in the country, is also located nearby. A regular school bus service runs from



Grandborough to schools in Rugby, Dunchurch, Southam, and Leamington Hastings, ensuring convenient access to education at all levels.











## GROUND FLOOR

### ENTRANCE PORCH

3' 11" x 9' 1" (1.19m x 2.77m)

### DINING HALL

19' 4" x 15' 9" (5.89m x 4.8m)

### KITCHEN

14' 1" x 9' 10" (4.29m x 3m)

### LIVING ROOM

15' 3" x 18' 10" (4.65m x 5.74m)

### LEAN TO GARDEN ROOM

6' 1" x 9' 1" (1.85m x 2.77m)

## FIRST FLOOR

### LANDING

3' 7" x 18' 4" (1.09m x 5.59m)

### MASTER BEDROOM

19' 5" x 15' 6" (5.92m x 4.72m)

### BEDROOM TWO

15' 9" x 13' 6" (4.8m x 4.11m)

### BEDROOM THREE

7' 6" x 10' 9" (2.29m x 3.28m)

### FAMILY BATHROOM

10' 1" x 7' 0" (3.07m x 2.13m)

### SEPARATE WC

6' 3" x 3' 6" (1.91m x 1.07m)

## OUTSIDE

### DETACHED BRICK BUILT STORE

### DETACHED BRICK BUILT GARAGE

### WORKSHOP/GARAGE

46' 5" x 11' 5" (14.15m x 3.48m)

### STABLE ONE

11' 5" x 11' 4" (3.48m x 3.45m)

### STABLE TWO

11' 5" x 11' 4" (3.48m x 3.45m)

### STABLE THREE

11' 9" x 12' 1" (3.58m x 3.68m)

### TACK ROOM

11' 9" x 8' 3" (3.58m x 2.51m)

### HAY BARN

11' 9" x 12' 3" (3.58m x 3.73m)



Ground Floor



First Floor

