



**EDWARD KNIGHT**  
ESTATE AGENTS

DRUMGATE COTTAGE, 58 BROCKHURST LANE, MONKS KIRBY, RUGBY, CV23 0RA

OFFERS OVER £450,000





## PROPERTY SUMMARY

Drumgate Cottage is a beautifully extended three-bedroom home, sympathetically refurbished by the current owner and located in the picturesque village of Monks Kirby. Set amidst gently rolling countryside, the village offers a peaceful rural setting while remaining conveniently accessible to larger towns and cities. Monks Kirby has a strong sense of community, with village life centred around the church, school, village hall, and the Denbigh Arms. The original part of Drumgate Cottage is believed to date back to the 15th century, making it potentially one of the oldest dwellings in the village.

The accommodation briefly comprises a charming lounge with original features, wood-burning stove, and wooden parquet flooring. The kitchen/breakfast room features traditional quarry tiled flooring, while the formal dining room also benefits from quarry tiles and French doors opening onto the garden. There is also a utility room and a cloakroom/WC.



The first floor is accessed via two staircases. The staircase within the original part of the cottage leads to two bedrooms, including a guest bedroom with a striking cruck roof and en-suite shower room, a further double bedroom, and a family bathroom fitted with a three-piece white suite. The second staircase leads to the principal bedroom, which enjoys its own en-suite bathroom.

Externally, the property offers two separate gardens. One includes a greenhouse, shed, and wood store, while the other features raised beds and a selection of fruit trees, including quince, pear, and apricot. To the front, there is a driveway providing off-road parking, together with the added benefit of an EV charger.

This unique home is surrounded by stunning countryside views, and early viewing is highly recommended to fully appreciate its character and charm. Please contact Edward Knight to arrange your appointment for the Open House.

#### LOCATION

Monks Kirby is a highly regarded and picturesque village located within the borough of Rugby in Warwickshire. Surrounded by attractive open countryside, it enjoys a peaceful rural setting while remaining well connected—approximately 6–8 miles north-west of Rugby, around 7 miles from Coventry, and within easy reach of Lutterworth.

Designated as a conservation area, the village is characterised by its charming historic properties, unspoilt green spaces, and timeless character. Steeped in history, Monks Kirby is centred around the impressive Grade I listed St Edith's Church, a striking landmark that reflects the village's origins as an important medieval settlement.



Despite its tranquil atmosphere, the village benefits from a strong sense of community and offers essential local amenities, including a traditional country pub, a village hall, and a well-regarded primary school.







#### **LOUNGE**

17' 10" x 12' 8" (5.44m x 3.86m)

#### **KITCHEN/BREAKFAST ROOM**

18' 4" x 16' 6" (5.59m x 5.03m)

#### **DINING ROOM**

17' 6" x 10' 0" (5.33m x 3.05m)

#### **UTILITY ROOM**

13' 6" x 6' 5" (4.11m x 1.96m)

#### **CLOAKROOM/WC**

#### **FIRST FLOOR ONE**

#### **BEDROOM**

18' 8" x 11' 9" (5.69m x 3.58m)

#### **BEDROOM**

13' 0" x 10' 5" (3.96m x 3.18m)

#### **BATHROOM**

#### **FIRST FLOOR TWO**

#### **BEDROOM**

17' 0" x 11' 8" (5.18m x 3.56m)

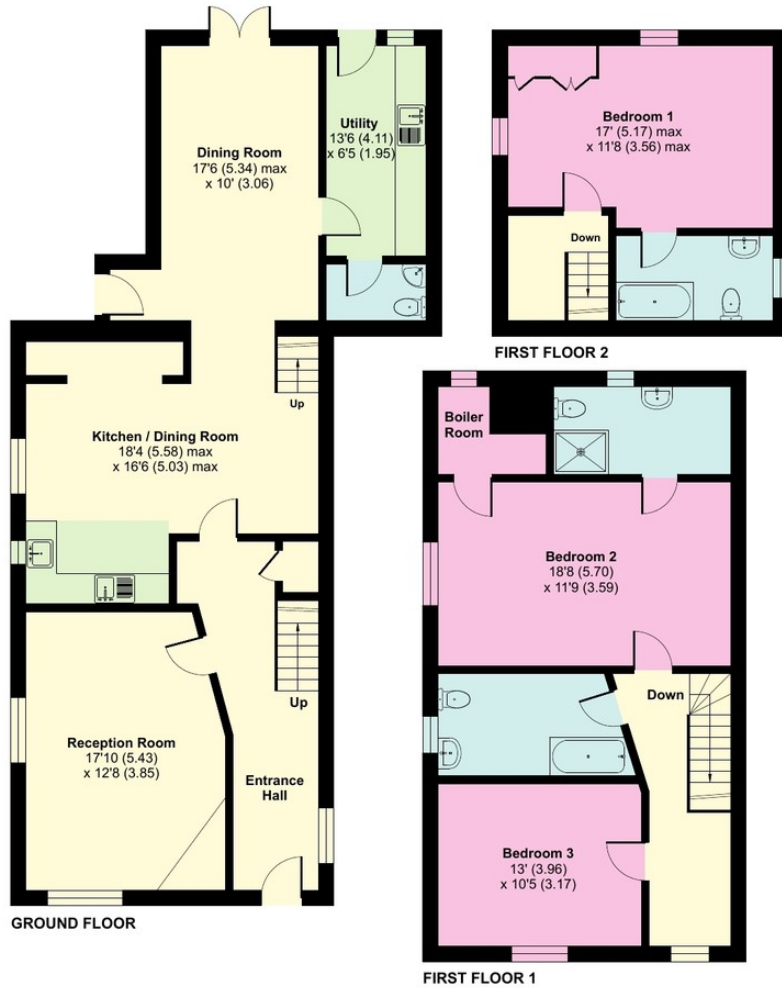
#### **ENSUITE BATHROOM**



# Brockhurst Lane, Monks Kirby, Rugby, CV23

Approximate Area = 1953 sq ft / 181.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edward Knight. REF: 1425926



14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
[sales@edwardknight.co.uk](mailto:sales@edwardknight.co.uk)  
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements