



Ellis Brooke



Hall Farm House Lilbourne Road

Clifton Upon Dunsmore, Rugby, CV23 0BB

Guide price £550,000



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Hall

Wooden part glazed front door leading into Entrance Lobby & Hallway. Stairs to first floor. Doors off to Lounge & Dining Room. Radiator. Picture rail. Wood effect flooring.

Lounge

16'8" x 12' min (5.08m x 3.66m min)

Dual aspect room - windows to the side & front aspects. Door into Rear Lobby. Two radiators. Picture rail. Original beams. TV point. Fireplace with brick surround.

Dining Room

12'1" x 12'2" into alcoves (3.68m x 3.71m into alcoves)

Dual aspect room - windows to the front & side aspects. Door to Kitchen. Understairs storage cupboard. Radiator. Original beams. Picture rail. Large brick fireplace area.

Breakfast Kitchen

15' x 12' (4.57m x 3.66m)

Window to the rear aspect. Door into Rear Lobby. Wood effect flooring. Full range of newly fitted base & eye level units with work surface over. Integrated oven with hob. Original beams. Tiling to splashbacks. Recessed area with integrated oven, hob & extractor. Floor mounted oil fired boiler. Stainless steel sink/drain. Space for fridge/freezer.

Rear Lobby

Door out onto patio & garden. Door back into

Lounge. Door into Utility Room. Wood effect flooring.

Utility Room

8'2" x 7'5" (2.49m x 2.26m)

Further kitchen units with work surface over. Wood effect flooring. Door into Bathroom (downstairs). Window to the rear aspect. Additional stainless steel sink/drain. Space for two further appliances. Radiator. Original beams.

Bathroom

9'8" x 5'9" (2.95m x 1.75m)

Dual aspect room with windows to the rear & side aspects. Panelled bath. Low flush WC. Wall mounted wash hand basin. Radiator. Wood effect flooring.

Landing

Doors off to all four bedrooms. Door to Bathroom. Loft access hatch. Two radiators.

Bedroom One

11'2" + alcove & recess x 12'1" (3.40m + alcove & recess x 3.68m)

Two windows to the front aspect & a window to the side. Radiator. Feature cast iron fireplace. Wardrobe recess with archway.

Bedroom Two

13'8" + alcoves x 12' max (4.17m + alcoves x 3.66m max)

Window to the rear aspect. Radiator. Cast iron fireplace. Picture rail. Airing cupboard.

Bedroom Three

12'1" x 11'1" + alcoves (3.68m x 3.38m + alcoves)
Window to the front aspect. Radiator. Cast iron feature fireplace.

Bedroom Four

12' max x 7'6" (3.66m max x 2.29m)
Window to the rear aspect. Radiator. Cast iron feature fireplace.

Bathroom

9'8" x 5'9" (2.95m x 1.75m)
Window to the rear aspect. Low flush WC. Pedestal wash hand basin. Panelled bath. Wood effect flooring. Radiator. Fully tiled.

Driveway & Frontage

Gated block paved driveway for at least 6 cars. Front garden area enclosed by low level timber fence. Access through to the rear garden. Lawned fore garden wraps around the left side of the property with a gate onto the rear garden. The driveway occupies the right side of the property & also has a gate onto the rear garden.

Garden

Adjacent to fields with open countryside views. Initial patio with slightly raised planter walls & wooden feature over. Majority of garden is laid to lawn with various shrubs, plants & trees Pathway leading to additional hard-standing. Gates to both sides.

Notes - Planning Permission

This property has the benefit of Approved Planning Permission for a Double Storey Side & Rear Extension Including Single Storey Rear Extension.

The plans & details can be inspected online at : planning.agileapplications.co.uk/rugby under reference : R23/0763

Or we can provide further information by request.



Road Map



Hybrid Map



Terrain Map



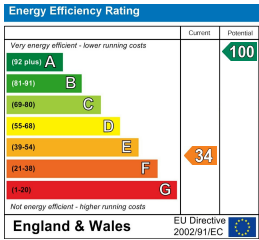
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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