

# archerbassett

LETTINGS AND SALES



2 Newbold Farm, Main Street, Rugby, CV21 1UU

£1,975 PCM



Unique opportunity to enjoy contemporary lifestyle living in this completely renovated barn conversion which is situated in a semi-rural village of Newbold-on-Avon. This home is in the heart of Newbold Farm and is within easy reach of Rugby's busy Market Town, train station and Midlands roads networks. The Granary has been finished to a high specification set on two floors and retains some original features including exposed brickwork and vaulted ceilings giving a feeling of space all of which can only be fully appreciated upon internal inspection. In brief the accommodation comprises of ground floor w.c., living room with floor to ceiling brick fireplace designed to accommodate T.V. also incorporating wood burning stove and log store. There are bi-fold doors leading to enclosed private rear garden and further door leading to the courtyard. The breakfast kitchen also has a door leading from the courtyard and is superbly designed to include a range of matching base and wall mounted units with Range Master oven, integrated dishwasher, freestanding fridge freezer and door to utility room housing washing machine and tumble dryer. The first floor boasts three double bedrooms with the master having en-suite shower room and family bathroom with thermostatically controlled shower over the bath. Fully enclosed rear garden with access to central communal courtyard, parking and garage with electric operated door and high security alarm system.

- BEAUTIFULLY RENOVATED BARN CONVERSION
- RETAINS SOME ORIGINAL FEATURES INCLUDING EXPOSED BEAMS AND VAULTED CEILINGS
- GROUND FLOOR W.C.
- THREE DOUBLE BEDROOMS WITH EN-SUITE TO THE MAIN BEDROOM
- EXTENSIVE REAR GARDEN
- SEMI-RURAL LOCATION OF NEWBOLD-ON-AVON
- LIVING ROOM WITH WOOD BURNING STOVE AND LOG STORE
- UTILITY ROOM
- FAMILY BATHROOM
- GARAGE AND PARKING

