



Abbots Inn
High Street | Hillmorton | Rugby | Warwickshire | CV21 4EE

ABBOTTS INN



A signature period home situated in the heart of Old Hillmorton, close to some of the finest schools that Warwickshire has to offer with a separate two bedroom cottage within the grounds.



KEY FEATURES

Abbotts Inn is a delightful period home which was originally constructed in the 18th century with a later Victorian edition added in the 1900's and is quite rightly Grade II listed as a building of historical importance. As the name suggests, the house was previously a village inn and offers many notable features of the time with a range of exposed ceiling timbers, original fireplaces, and flooring. The main house has 6 bedrooms, 3 bathrooms and a study over the two upper floors, whilst on the ground floor there is a large dining hall, kitchen/breakfast room, utility room, cloakroom, cellar, snug and sitting room. The house is awash with period features including the impressive inglenook fireplace in the dining hall and of course the all-important cellar, left over from its uses during its days as a public house, it still provides important storage for Abbotts Inn. The south facing mature gardens are a particular feature of this wonderful home as is the two-bedroom cottage that sits within the grounds that can provide a very useful rental income or ancillary accommodation to the main house. There is off road parking via a block paved driveway for several vehicles and internal inspection is strongly recommended to appreciate this wonderful character home.

Ground Floor

There is a large dining hall with a high beamed ceiling, timber flooring and a spectacular inglenook fireplace with stone surround and provision for a log burner. A window seat and a window overlooks the frontage and access to the cloakroom, kitchen/breakfast room, cellar, snug and sitting room is from the hall. The sitting room is at the front of the house with an attractive fireplace, stripped floors and a bay window providing views of the frontage. The snug is situated at the rear of the property and has patio doors leading to the rear terrace, windows to the rear, a fireplace with provision for a log burner and exposed ceiling timbers. The kitchen/breakfast room is situated at the front with a window overlooking the frontage, there is terrazzo style floor, space for a large table, a range of base and wall mounted units, electric cooker point, space for a dishwasher and upright fridge/freezer. The utility room is situated just off the rear porch and houses a recently refitted gas fired Valiant central heating boiler, window to the rear, Belfast sink and space and plumbing for a washing machine and shelving. There is also a good size cloakroom with low level WC and wash hand basin.





SELLER INSIGHT

“I acquired Abbots Inn 20 years ago as my son had gained a scholarship to Rugby School where the game of rugby was born and on which the book Tom Brown's Schooldays was written. My daughters had also secured places at Rugby High School for Girls, a highly performing Grammar School, so we required a large, family home in the area and Abbots Inn was easily the most attractive and well placed for all schooling and amenities,” says the owner.

“It was a labour of love to restore the property to its true Grade 2 Listed property status and it's been brought back to life to provide an imposing, yet nurturing presence for my family over the years. The main house and cottage, along with the private and secure garden, provided many happy years for the children to grow from childhood into their teenage years.”

“Abbots Inn has been a great home in which to live, work, and relax as Rugby is well placed to benefit from easy access to major road, air, and rail networks, so it really is the best of city and country life here. The centre of Rugby has a good range of amenities, including restaurants and several stylish coffee shops that we often frequented and we've also enjoyed countless walks alongside the canal for as long as our legs will take us.”

“The large garden is perfect for entertaining as the lawn can easily accommodate a marquee for big events. It's a very peaceful garden and I have enjoyed waking up to the cooing of pigeons and the chirping of the fledgling birds nesting in the trees. A warm summers day is best spent sipping a G&T or cocktail under the umbrella on the patio area as it's such an enjoyable space to relax.”

“The rear living room is my favourite room in summer due to the double aspect view of the garden and apple trees to the side. In winter, the living room is cosy and warm with the log burner lit on a cold night. Christmas is always a happy time at Abbots Inn with a big Christmas tree in the large Reception Hall and wood burners providing the warmth on a winters evening.”

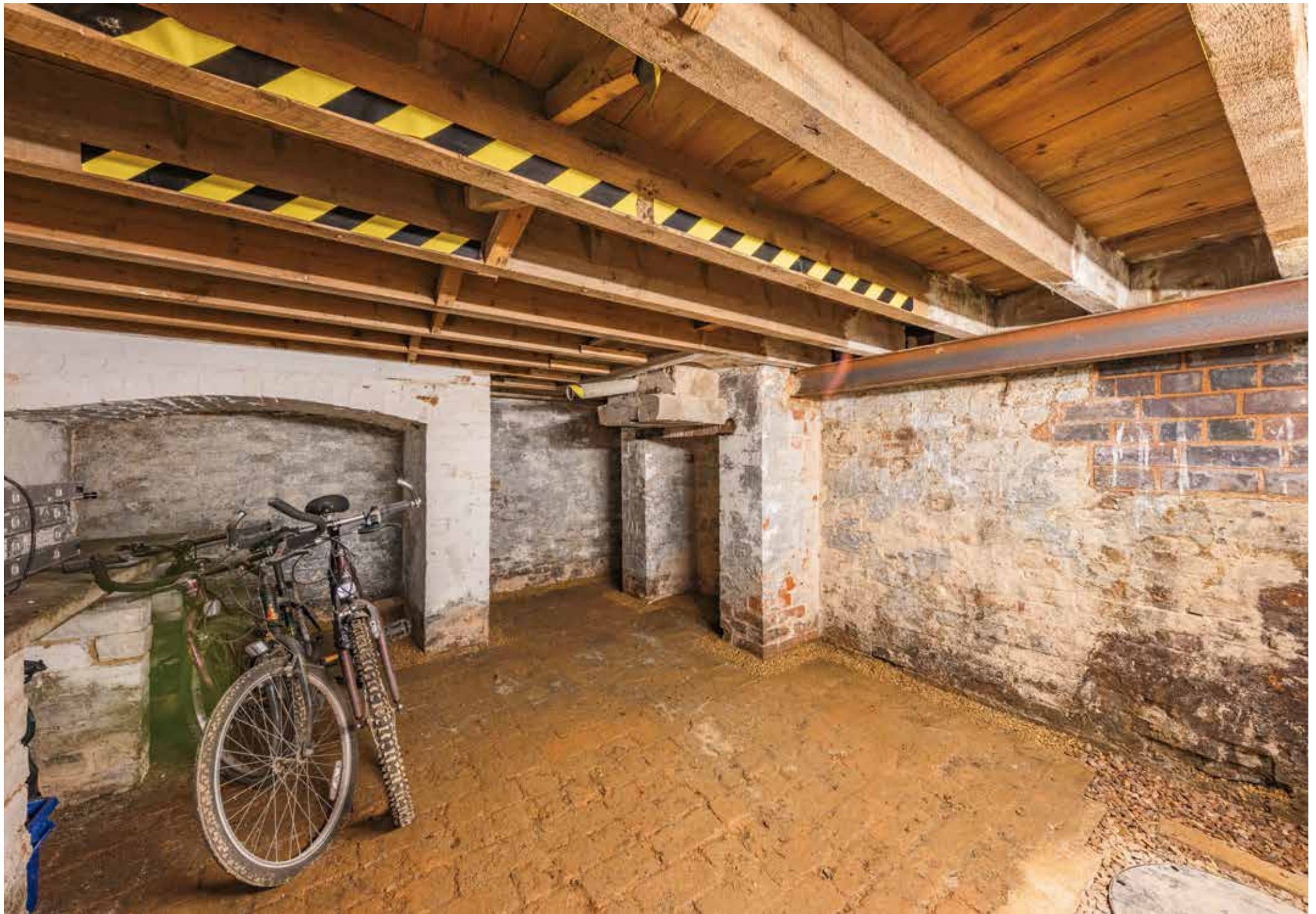
“I shall miss living in Rugby but will not be moving far as it's a hard place to leave. Abbots Inn has fulfilled its purpose for my family and it's time for another family to live and thrive under its care.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

First Floor

The landing has access to four double bedrooms, a first-floor study, and a family bathroom. The master bedroom in particular has some nice Victorian features including the original sash windows to the front, a window overlooking the garden, a large airing cupboard and a door that leads to the ensuite bathroom that has a window to the front aspect. The second floor is accessed via a door on the landing that leads to a further staircase.









Second Floor

This floor has some super features including exposed A frames and two large double bedrooms with eaves storage space; one with lovely views of the rear garden. There is supplementary heating with electric storage heaters on this floor and access to a bathroom.





Outside

The property has a small frontage with a lane that runs parallel to High Street and a small, cobbled path leads to the front entrance door. There is a block paved driveway that provides off road parking for at least four vehicles at the rear and then a pathway leads to the timber shed and the cottage. The rear garden is laid mainly to lawn and has a variety of productive fruit trees, there is a greenhouse and a block paved pathway that leads past the rear elevation and to a further paved patio just off the sitting room.





The Cottage

The cottage sits at the end of the south facing garden and has two double bedrooms, both with double glazed windows overlooking the rear elevations of Abbots Inn. There is an open plan kitchen and lounge area, again with a window overlooking the gardens and then a door that leads off to the shower room with corner shower cubicle, low level WC and wash basin. The cottage has its own electrical consumer unit and electrical storage heaters throughout and offers a useful annexe or indeed a potential 'Airbnb' option as an additional income.





LOCATION

Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants and pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall and Draycote Water. With a range of excellent schools, Rugby is ideally placed for a well-rounded education. Equally so for transport too, thanks to its convenient motorway links and speedy rail services to Birmingham, Leicester and London Euston in around 50 minutes. Situated on the northern edge of Rugby, this location combines the relaxation of a semi-rural retreat by the River Avon, with plenty of amenities close by including a new retail park at hand and the Warwickshire countryside beyond.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa, Warwick, Stratford upon Avon, Kenilworth, Henley In Arden and Rugby to name a few. The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km², it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.





INFORMATION

Services

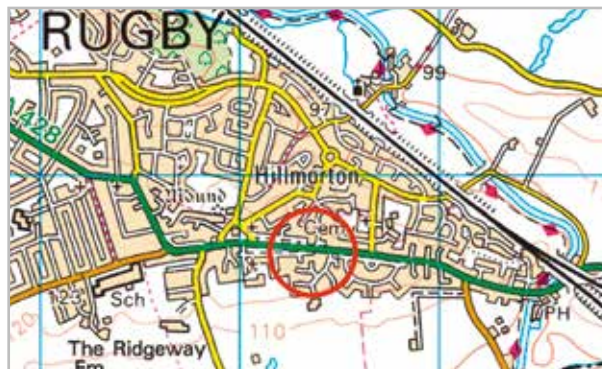
Mains water, electricity, drainage, gas, BT phone line and Broadband.

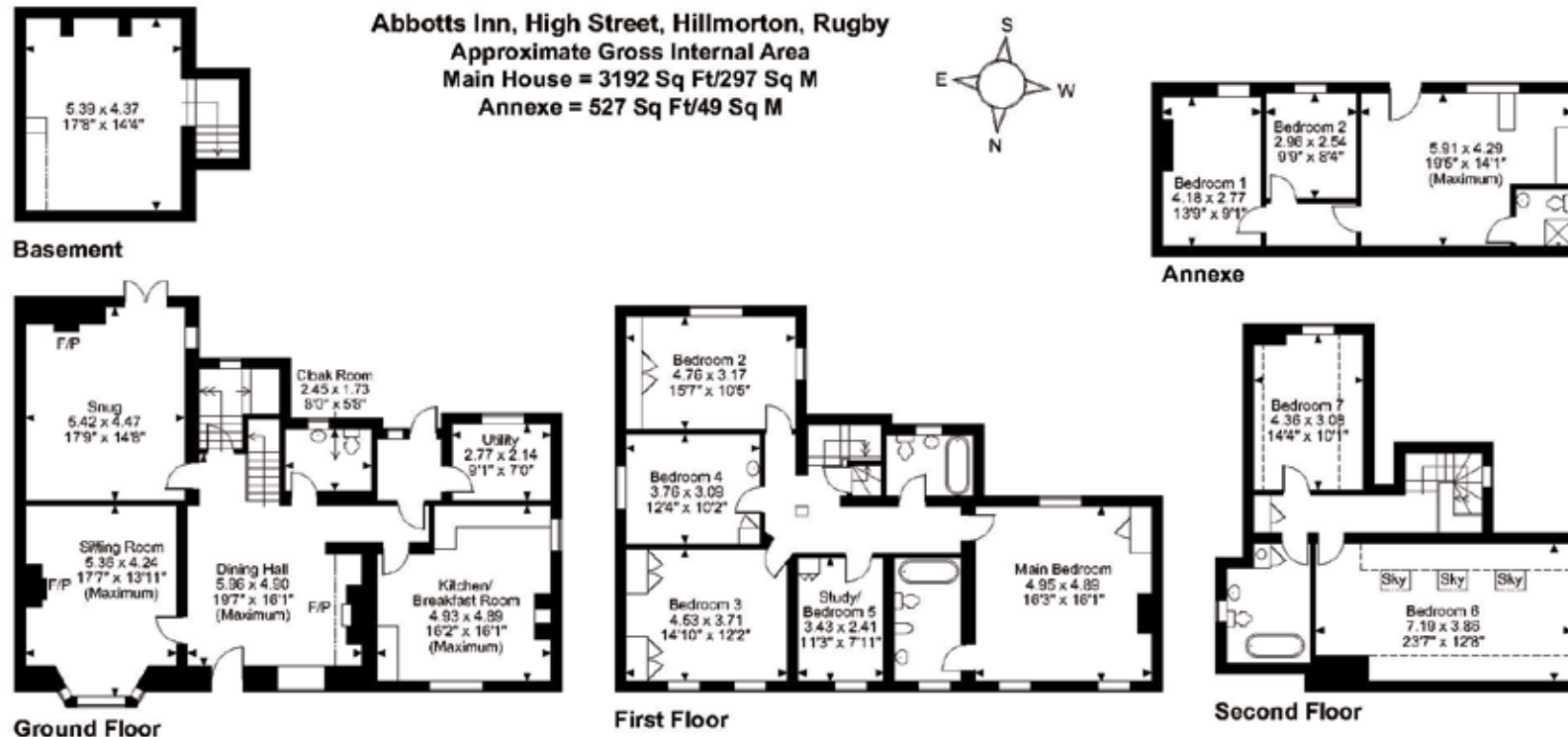
Local Authority

Rugby Borough Council.
Telephone (01788) 533533.
Council tax band 'E'.

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell & Claire Heritage
(Fine & Country) on 07714 515484 / 07894 561313





EPC EXEMPT



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home



SAM FUNNELL

BRANCH PARTNER

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients; journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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