



Leven Lodge  
30 Bilton Road | Rugby | Warwickshire | CV22 7AL

# LEVEN LODGE



*Built in 1852, this beautiful and extremely spacious Grade II Listed period home occupies a superb location just moments from the historic town centre of Rugby.*



Leven Lodge is a beautiful example of a Grade II Listed town house built in 1852 with further additions in 1910.

Hidden behind electric gates, an established wall, and mature trees, this elegant property is situated within close walking distance of Rugby School, the town centre and the train station, which conveys commuters into London Euston in less than an hour. Having been meticulously and stylishly updated by the current owners it is now one of the finest examples of a late Victorian townhouse. It offers over 5,863 sq. ft. of accommodation, 6 bedrooms, with an additional room that could be used as a 7th bedroom, office or dressing room, the main bedroom suite having a generous dressing area and en-suite bathroom, 5 reception rooms, a bespoke handmade kitchen together with a gym, 30ft media/games room, enclosed south west facing garden, double garage and gated driveway with ample parking.

# KEY FEATURES

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## Ground Floor.

The attractive stained glass front door with pretty fanlight opens into the charming hallway having original Indian slate flooring and stylish wall panelling. This welcoming space with its impressive archways, ceiling rose and decorative cornicing (features that are seen throughout the property) leads to the principal ground floor reception rooms. The spacious dining room has two beautiful and fully restored sash windows allowing the natural light to flood in. This impressive room has beautiful panelling, hard wood flooring and a charming working fireplace, having a pretty tiled surround with matching hearth and a wooden mantle with ornately carved shelving, making it a central feature of this room.

Incorporating one of the beautiful restored bow windows with its curved glass panes is the generous sitting room. Full of natural light, this comfortable room has half wall panelling including matching radiator covers, hard wood flooring and a beautiful fireplace with carved pillars and mantle, marble hearth and surround and an inset gas coal burner, perfect for the winter evenings. Across the hall is the well-appointed home office having herringbone hard wood flooring, a pair of fully restored sash windows, ample built-in storage and decorative panelling, perfect for working from home.

The inner hall has a separate walkway through to the kitchen with handy storage and a door to the cellar having 2 chambers providing useful storage and wine vaults. A step leads down to the cosy family snug also having hard wood herringbone flooring, decorative ceiling rose, radiator cover and a spacious cupboard (which was previously an access to the servant's staircase) but is now used as a handy work at home space and useful storage.









From here a door leads into the impressive kitchen/breakfast area having porcelain tiles throughout and a range of sash windows and two sets of French doors allowing the natural light to flood in. Installed by Fraser James Kitchens, this wonderful entertaining area has been thoughtfully designed by the current owners with nothing spared when it comes to attention to detail. The double height granite is a particular feature and enhances the quality of the hand-built units and the lovely walnut features, including a larder. The Kitchen provides ample storage and cleverly designed curved cupboards to create a wonderful flow around the impressive central island. There is an under mount stainless steel sink with mixer tap, integrated dishwasher, Neff extractor and space for an Everhot range and American fridge/freezer. The central island has ample power sockets and a large overhang with space for 3 stools making it a perfect place to relax while the dinner is being prepared! Underfloor heating and ambient lighting completes this impressive kitchen. The breakfast area has three windows overlooking the garden with an attractive radiator cover and porcelain floor tiles. There are additional matching tall units providing further storage and space for two wine fridges. Above the doorway to the snug is the original servants bell box, a lovely keepsake from times gone by. The spacious utility room has a range of storage cupboards, space for a washing machine and tumble dryer, work surfaces and a double sink with drainer. Attractive herringbone flooring, sash window, sky lantern and solid door leading to the frontage completes this room.



Off the kitchen is a useful boot room storage area handy for hanging the coats / boots with a door to the cloakroom having matching porcelain floor tiles, a vanity unit with double Belfast sink (handy for washing the dogs) and low-level flush WC. A glass painted arched door leads from the kitchen into the orangery which due to the fact it has a large log burner can be used all year round. This wonderful addition has a half-glazed roof with large arched windows and large doors opening onto the patio and garden beyond. Perfect for summer entertaining it has hard wood flooring and could be used as an additional dining area or a family room as it is now. A further glazed arch door leads to another spacious room currently used as a gym. There are recently replaced matching double glazed French doors with side windows, exposed brick walls and a vaulted ceiling. Having an insulated roof and electric heating, this room is very versatile and could be used as a beauty studio, playroom, additional office or art studio.

# SELLER INSIGHT

“ We purchased the property 7 years ago, and as well as its fantastic position, it was definitely its potential that proved to be one of the main selling points,” say the owners. “After buying it we embarked upon a huge project of renovation and refurbishment and transformed it back into the beautiful family home it was always meant to be. Starting at the top and gradually working our way down, from renovating all the sash windows, replacing plumbing and electrics where necessary, installing a pressurised water tank, opening up the downstairs space to create a fantastic kitchen-breakfast area to relandscaping the garden.

We remodelled the top floor to create 3 fantastic double bedrooms for our children and a spacious bathroom, plus another double room, which is currently a dressing room, but which has also been used as a study room. On the first floor we refitted both bathrooms and refitted in the dressing room – the two additional bedrooms on this floor have been fully redecorated creating plenty of space for family and friends to stay over the years.”

“The beauty of this house is that there are rooms for all occasions and for all seasons; it works beautifully for both day-to-day family life and entertaining. In the summers we often have parties, throwing open the orangery and kitchen doors to create a wonderful indoor/outdoor space. In the winter we tend to use the media / games room to host gatherings in; with a roaring log fire, cinema, pool table, table tennis and a bar it's a brilliant family and party room where we've even had over 35 guests seated for dinner. Our downstairs dining room can comfortably seat 20 guests, so we have plenty of space.

Our sitting room is smart but cosy for evenings, the children particularly like sitting in the snug just off our kitchen-breakfast room which is a wonderful place to cook and entertain in. Working from home has been easy with a light and spacious study. We also have a lovely big garden that's incredibly private as no residential properties overlook it. In fact, what we particularly love about Leven Lodge is that once the electric gates close, we are in our own little oasis, so it's often hard to believe that we're in the middle of a bustling town.”

“During lockdown we converted what was a garage into a gym area. It's been a great space and could be used for a multitude of purposes or even converted to a granny flat, which we did consider at one point.”

“We will be incredibly sad to leave this beautiful home,” say the owners. “We have had such great times here, but with our children growing up it's time for us to have a change.”\*

\*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.









#### First Floor.

From the hallway the elegant staircase rises to the half landing having three stain glass high windows and an archway leading to the guest cloakroom. Beautifully decorated it has a vanity unit with inset sink and storage, low-level flush WC and two windows. A separate door leads into the impressive 30ft media / games room (previously the billiards room) having leaded light tall bow windows with window seats, an impressive working fire with ornamental wooden canopy with brick surround and hearth and hard wood flooring. Having been updated by the current owners this room has been a wonderful space for movie nights (having space for a large projector screen), family celebrations and competitive games nights with space for a pool table and table tennis table. Also on the half landing is the airing cupboard housing the pressurised hot water cylinders.





The main landing with decorative wall panelling provides access to two double bedrooms, the family bathroom, principal bedroom and the separate staircase rising to the second floor. The principal bedroom suite has a stunning bow window matching the one in the sitting room and a large walk-in dressing area with a range of hand-built wardrobes by JS Designs. Double doors lead into the impressive en-suite bathroom having double wall hung sinks, attractive tiled floor with fully tiled shower enclosure with inset shelving, back to wall WC with matching half wall tiles and shelf and an inset double ended bath with mixer tap and shower attachment. Chrome towel rail and underfloor heating completes this room.

Bedrooms 5 & 6 are both good size double bedrooms both having sash windows with bedroom 5 having built in wardrobes and a large storage cupboard, perfect for housing the shoe collection (as it does now). The family bathroom has travertine floor and half wall tiles with inset bath with window above, low level flush WC, vanity unit with inset sink and walk in shower with glass screen. There is a large chrome towel rail.







## Second Floor:

A separate doorway leads to the second staircase having useful under stairs storage cupboards and window. The second floor provides a further 3 double bedrooms, dressing room / study and large family bathroom. Bedrooms 2, 3 and 4 are good size double bedrooms having sash and Velux windows and have been a wonderful escape for the younger members of the family. The spacious bathroom has attractive floor and wall tiles with a large walk in fully tiled shower with glass screen, freestanding double ended bath with integrated mixer tap and Velux window above, low level flush VWC, modern vanity unit with inset sink and mixer tap and storage space beneath and two chrome towel rails. The smallest of the rooms could make a perfect study or dressing room as it does now. Within the landing is a large loft hatch providing access to the insulated roof space.







#### Gardens, Garage & Parking:

The electric gates open into a block paved courtyard providing ample parking for up to 8 cars. There is a pedestrian gate giving access to the front path with a larger fully enclosed south west facing rear garden. This private space is laid mainly to lawn with a rear stone retaining wall, side fence and mature flower beds. There is an impressive range of mature trees including a generous patio area with further paving which wraps around the contours of the rear of the property making a perfect place for outdoor entertaining. At the far end of the garden is a double garage providing ample storage and having two pedestrian doors from the garden side and a large sliding garage door providing vehicle access from behind the property.



# LOCATION

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The property is situated within walking distance of Rugby School, the town centre and the train station which conveys commuters into London Euston in less than an hour. Rugby offers an extensive range of shopping facilities including individual shops and restaurants within the towns Independent Quarter in addition to the out of town Junction One Retail Park. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, and the world renowned Rugby School.





# INFORMATION

## Services

Mains water, electricity, drainage, gas, BT Broadband.

Underfloor heating in the kitchen (wet) and en-suite (dry).

## Additional Information

Restrictive covenant to keep shrubs between Leven Lodge and Oakfield Park.

Situated in Rugby Conservation Area.

Shared rear drive access.

Tree Preservation Orders on two of the Beech trees.

## Local Authority

Rugby Borough Council

Telephone (01788) 533533

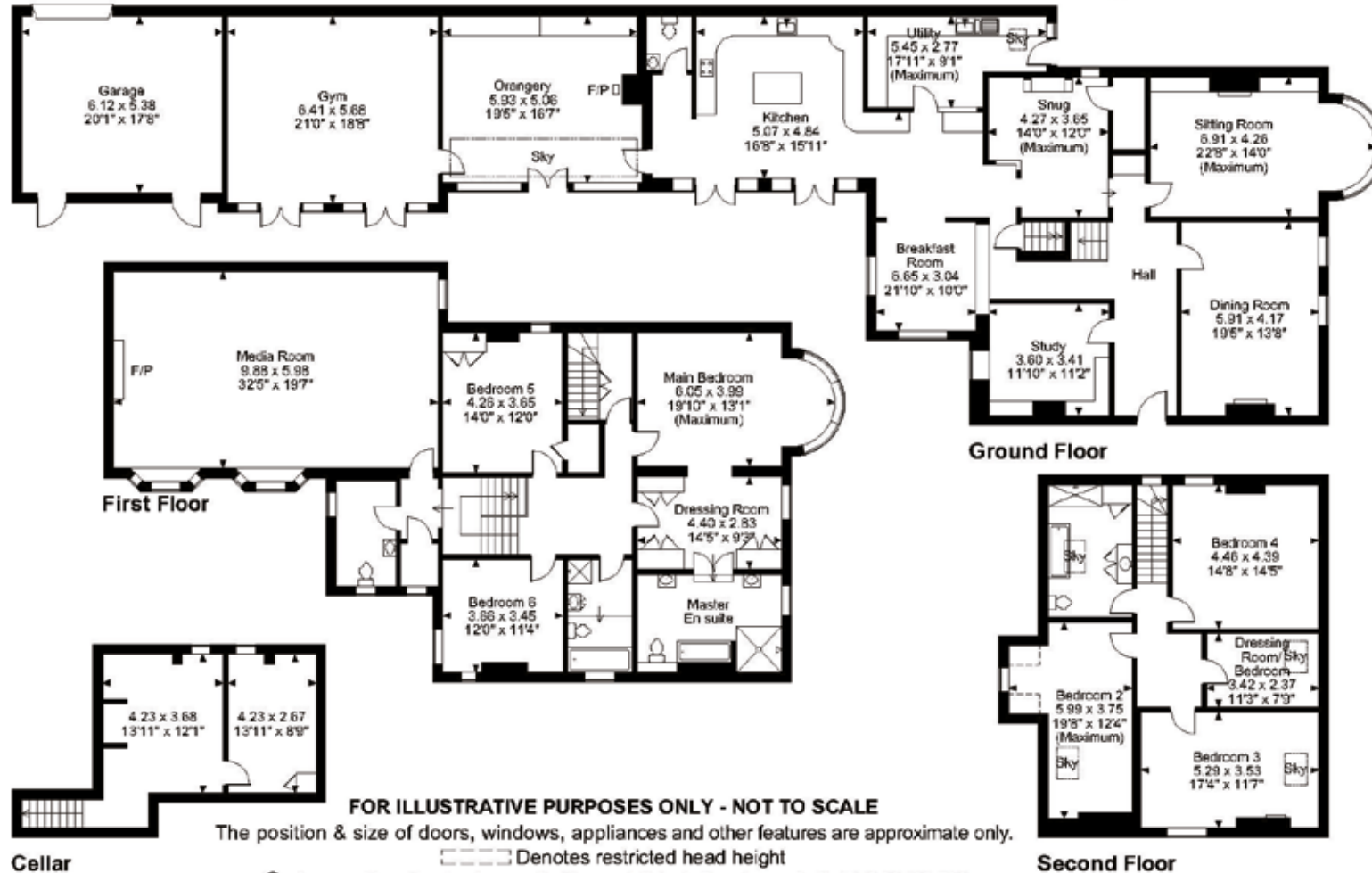
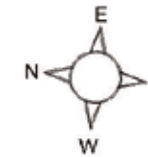
Council Tax Band G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01788) 820062.



**Leven Lodge, Bilton Road, Rugby**  
**Approximate Gross Internal Area**  
**Main House = 5863 Sq Ft/545 Sq M**  
**Garage = 354 Sq Ft/33 Sq M**  
**Total = 6217 Sq Ft/578 Sq M**



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*We value the little things  
that make a home*



## LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby  
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Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY  
FOUNDATION

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