



Manor Farm, Rugby, CV23 9RB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 7th MARCH \*\*\* The Milking Parlour is a 3 bedroom barn conversion which has been lovingly restored to a high class standard throughout. You can find this stunning home nestled within the idyllic countryside, doorstep to the National Cycle route No. 41. This positioning provides almost immediate access to A45 for all commuting purposes, a short distance to Draycote Water and nearby local amenities.

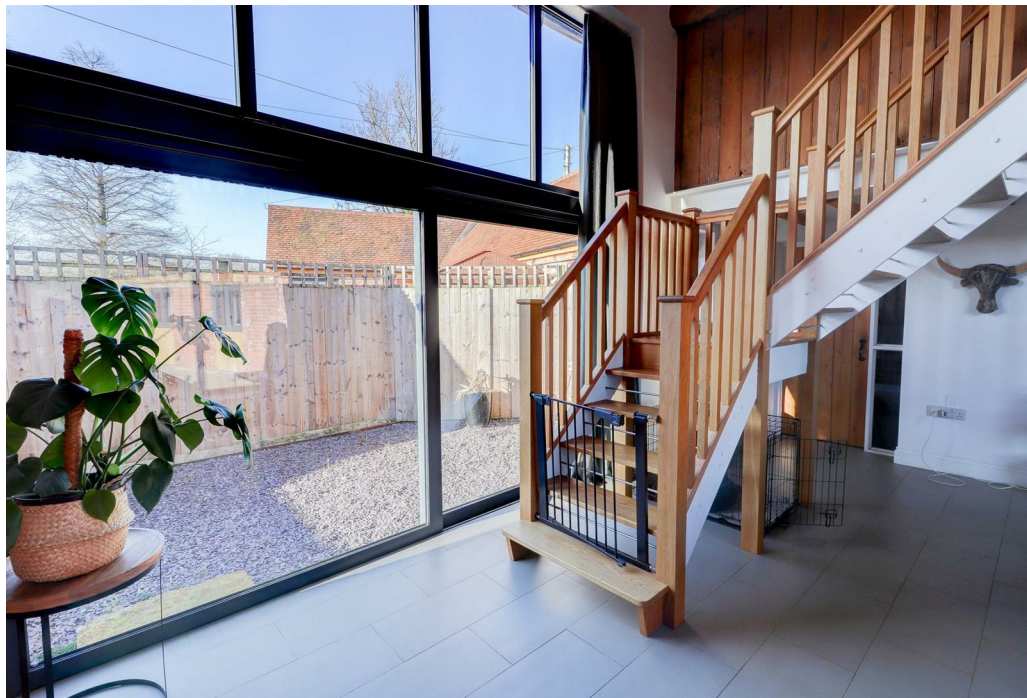
This fabulous modern home boasts a wealth of living space and comprises in brief: light and bright open plan reception/dining/kitchen with sliding patio doors to either side of the room. The open plan kitchen has been thoughtfully designed to appreciate everyday family use and impressive with its sleek, urban industrial finish. Integrated appliances include a dishwasher, range master LPG gas oven with 5 ring burner stove top and fridge/freezer. Separate utility area is provided which includes a washing machine and external access which may be obtained through a 'front' door leading to the main road. Modern bathroom with full suite including shower over. Wrapping around to the side within it's own wing is a further living space with wood burning stove, this leads to bedroom 3 which makes for the perfect guest bedroom/office.

To the first floor there are two well proportioned double bedrooms which occupy either end of the galley landing, both rooms benefit from deluxe ensuite shower rooms and designated dressing areas.

With excellent pockets of outdoor space for personal use and designated parking this unique home is offered UNFURNISHED. Energy Rating D. Council Tax Band F. Pets considered.











## Key Features

- AVAILABLE 7th MARCH
- Draycote, Rugby
- 3 Bedrooms, 3 Bathrooms
- Barn Conversion
- Unfurnished
- Countryside Location
- Private Gardens & Designated Parking
- Energy Rating D
- Council Tax Band F
- Pets Considered

**£2,195 PCM**