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The
Lodge

The Lodge, Rugby, Warwickshire
£600,000

**crowhurst
gale**

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Crowhurst Gale are very pleased to present this former detached gate house with large gardens to the market. The property was built to an arts and crafts design and occupies a lovely position just off Addison Road. This character house also has a large plot and frontage and briefly comprises: Storm Porch, Entrance Hall, Recently Extended Kitchen, Lounge and separate Dining Room, Sitting Room and Ground Floor WC to the first floor and a Bathroom, Three Well Portioned Bedrooms (The principal having En-suite Shower Facilities) to the first floor. Outside there is a large garden to include a double garage and other workshop and storage sheds.

Frontage

Wrought iron gates give access to a block paved driveway which leads up to a double garage. The front garden is laid to lawn with a boundary hedge. Access is gained to both sides of the property.

Open Porch

Entrance Hall

Enter via wooden door. Leaded window to the side aspect. Doors to:

Lounge 15'2" x 12'11" (4.63 x 3.96)

Feature open fireplace. Wooden flooring. Leaded window to the front. Radiator.



Sitting Room 14'0" x 8'7" (4.28 x 2.64)

Cast iron log burner. Stairs to first floor landing. Quarry tiled flooring. Door to boiler room housing gas combination boiler and providing further storage. Door to:

Dining Room 12'11" x 13'0" (3.95 x 3.98)

Feature fireplace with gas fire fitted. Leaded window to side aspect. Wooden flooring. Radiator.

Breakfast/Kitchen 18'2" max x 18'0" max (5.54 max x 5.50 max)

Leaded windows to rear and both side aspects. Hand built base and wall kitchen units with worktop surfaces. Space for range cooker. Concealed space and plumbing for washing machine. Built in dishwasher. Pantry storage with hand built shelving drawers. Two radiators. Space for fridge/freezer. Further floor to ceiling cupboards. Tiled flooring

Guest WC

WC and wash hand basin. Window to side aspect.

First floor landing

Two 'Velux' ceiling windows. Doors leading to:

Bedroom Two 14'11" x 14'8" (4.57 x 4.49)

Leaded window to front and further leaded eyebrow window to the side aspect. Radiator. Wardrobe with radiator.

Bathroom 10'9" x 8'7" (3.28 x 2.63)

Stripped floorboards. Leaded, opaque window to side aspect. Victorian style suite fitted comprising: Clawfoot bath, wash hand basin and WC.

Bedroom Three 12'11" x 12'2" (3.94 x 3.73)

Leaded window to side. Radiator.

Bedroom One 12'9" x 14'0" (3.89 x 4.28)

Leaded window to rear and side, further leaded eyebrow window to the side aspect. Radiator. Walk-in wardrobe. Door to En-suite.

En-suite

Shower enclosure with mains shower fitted. WC and wash hand basin enclosed within a vanity unit. Ceramic tiling. Leaded window to the side aspect. Extractor fan.

Timber Double Garage 17'3" x 18'10" (5.26 x 5.75)

Two sets of double doors. Personnel access.

Workshop/Shed 17'9" x 10'4" (5.42 x 3.16)

Power and light connected.

**Gardens And Patio Areas**

Paved patio area leading from the kitchen. A good size rear garden with various mature trees and shrubs, lawned areas and further garden sheds and stores to include original Pig Sty!

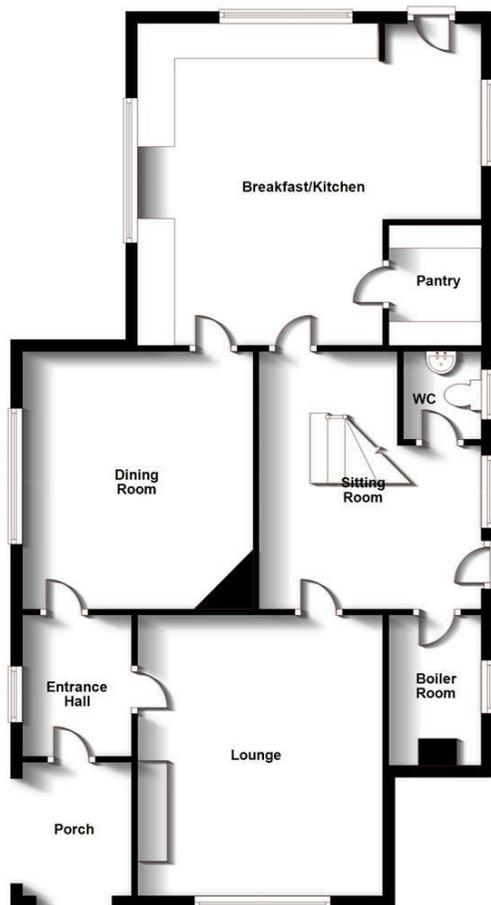
Agents Notes

The Lodge was built in or around 1905 and was the gatehouse

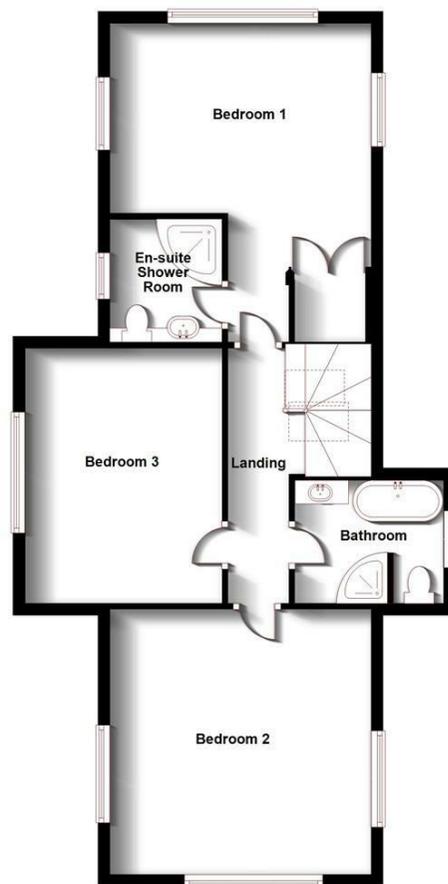
to the property known as Bilton Place. The Lodge was first sold as a private residence in 1920. It is a detached residence in the Victorian Arts and Crafts style. The property has solid brickwork walls with 2" bricks, leaded light window casements, ornate chimney with original king and queen chimney pots. The property occupies a large plot of approximately one third of an acre.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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