



The Folly, Barby Lane, Hillmorton, Rugby
Guide Price £250,000



The Folly, Barby Lane, Hillmorton, Rugby

Crowhurst Gale are very pleased to present this beautiful cottage on the edge of Hillmorton Village. The property was constructed in 1865 with a two storey extension being added at some point to the rear. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen and Utility to the ground floor and Three Bedrooms and a Bathroom to the first floor. Outside the property is a small courtyard to rear and a small garden to the side. An internal viewing of this unique cottage is essential.

Frontage

Side garden which has flower borders and gate giving access to the bin store. The lawn and parking area to the front of the property are used 'on licence' with Rugby Borough Council.

Entrance Hall

Enter via double glazed door, thoroughfare into:

Lounge 15'6" x 11'9" (4.74 x 3.60)

Two double glazed windows to front aspect. Feature fireplace with gas fire fitted with small storage cupboard. Radiator. Stairs to first floor. Door to:

Dining Room 7'4" x 12'6" (2.25 x 3.82)

Double glazed window to front aspect. Radiator. Door to:

Kitchen 8'10" x 7'4" (2.70 x 2.24)

Double glazed door and window to rear aspect. A range of eye and base level units with work top surfaces, inset sink with drainer, tiled splash back areas. Gas cooker. Space for fridge. Under-stairs storage cupboard. Door leading to:



Utility room 8'5" min x 5'6" (2.59 min x 1.70)

Double glazed window to rear aspect. Radiator. Plumbing for washing machine. Space for tumble dryer. Space for upright fridge/freezer.

Landing

Doors leading to:

Bedroom One 15'7" x 12'0" (4.75 x 3.67)

Two double glazed windows to front aspect. Radiator. Over the stairs storage cupboard. Access to loft space.

Bedroom Two 12'6" x 7'4" (3.82 x 2.25)

Double glazed windows to front aspect. Radiator.

Bedroom Three 12'7" x 5'6" irregular shaped room (3.84 x 1.70 irregular shaped room)

Double glazed window to rear. Radiator.

Bathroom 6'10" x 7'3" (2.09 x 2.23)

Double glazed window to rear. Shower enclosure. Wash basin and WC. Ceramic tiling. Cupboard housing hot water tank.

Rear Courtyard

Small rear courtyard. There is a right of way that leads to the front of the property via neighbouring gardens. Outside tap.

AGENTS NOTES

The lawn and parking area to the front of the property are used 'on licence' with Rugby Borough Council.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Local Authority

Rugby Borough Council

Tax Band

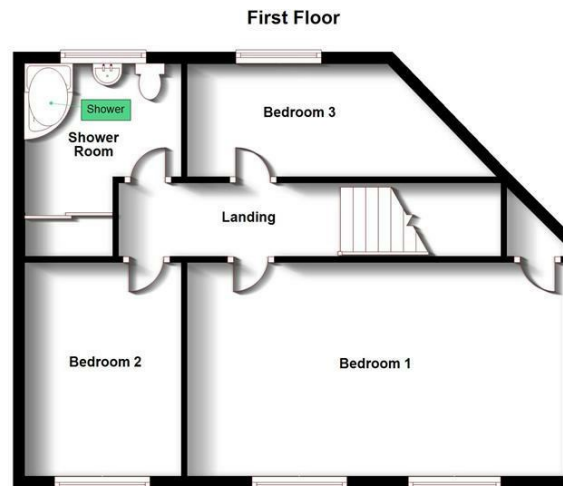
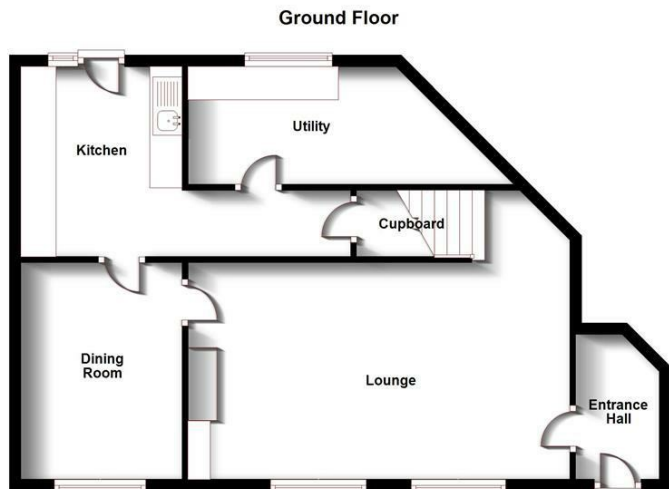
Tax Band: C

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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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