



Rugby Road, Barby, CV23 8UA



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this spacious character cottage situated in the highly desirable village of Barby. Perfectly positioned for commuters needing access to M1/M6/A14/A5 and Rugby train station is only a fifteen minute drive offering a regular 50 minute service into London Euston and a regular service to Coventry and Birmingham. You are just a short drive away from Rugby, Northampton and Daventry town centres and the village of Barby itself boasts some great amenities including a popular public house, small convenience store with post office, free to use tennis courts, Tebbs Garden centre with coffee shop and a highly regarded primary school.

This charming village property offers well maintained and deceptively spacious living accommodation throughout to include on the first floor: hallway, living room with feature fireplace and views out to the front aspect. Continue from the living room into the heart of the home which is a fantastic refitted breakfast kitchen. Fitted with a range of shaker style units, Belfast sink, integrated fridge/freezer, dishwasher and all perfectly complimented by solid oak work surfaces. A stainless range cooker is the focal point in this family space, which has plenty of room for a dining table and chairs, a sofa and ample additional built in storage cupboards. Completing the ground floor is a refitted family bathroom with a luxurious roll top bath and handy built in laundry cupboard which houses a washing machine and tumble dryer.

To the first floor are two generous double bedrooms and refitted shower room. The second floor boasts a stunning master bedroom with exposed floorboards and lovely views of the village. The property further benefits from upvc double glazing and oil fired central heating throughout.

Externally there are front and rear gardens. The rear garden is mainly laid to lawn with patio area and timber summer house/shed. At the rear of the cottage there is space for parking but there is also the option to build a garage or create more parking if required.

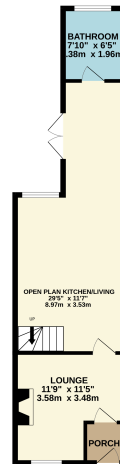
Internal viewing highly recommended.



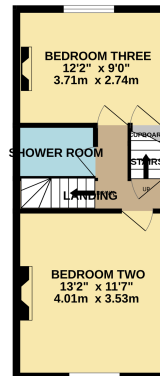
- BARBY VILLAGE
- CHARACTER COTTAGE
- THREE DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM & SHOWER ROOM
- LOUNGE
- OIL FIRED CENTRAL HEATING
- ENCLOSED REAR GARDEN
- REAR ACCESS AND PARKING
- REFITTED KITCHEN/DINING ROOM
- GOOD SCHOOL CATCHMENT
- EPC - TBC



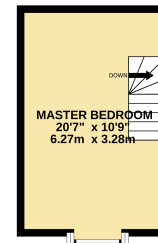
GROUND FLOOR
407 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.


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