



High Street, Rugby, CV21 4EE



GUILD HOUSE
Estate Agents



In the heart of Hillmorton village Guild House estate agents are delighted to present Abbots Inn. An exceptional opportunity for the discerning buyer, that would make a stunning family home. Sitting on the village green this unique grade II listed property is full of character, charm and period features. Dating back to the 18th century Abbots Inn was a former public house, and over the years has become a spacious family home, offering three reception rooms, a breakfast kitchen, six bedrooms and a study across three floors. It also boasts a separate bungalow annex with 2 bedrooms and a lovely mature garden and must be seen to be appreciated.

The main property is approx 3,200 sq ft set across three floors and offers spacious versatile family living. Whilst already a property rich with features and it's history giving it a tangible resonance, walking in to it feels wonderful, it has the further potential to be renovated or restored to an incredible period home. Coupled with its lovely south facing garden and a two bedroom self contained annex, it is a rare gem in the heart of a highly desirable village.

GROUND FLOOR ROOMS:-

Welcoming entrance reception room with brick built Inglenook fire place and hearth, wooden flooring and exposed beams which has a window to

Dining room with wooden flooring and exposed beams which has a window to the front aspect overlooking the village green.

Lounge / snug with exposed beams and patio doors opening out to the rear garden.

Family Breakfast Kitchen, a bright and airy room with a range of wooden kitchen units, tiling to the floor and windows to the side and front aspect.

Family Bathroom with three piece suite and window to rear aspect.

Utility Room and Rear Boot Room, there is also a cellar.

FIRST FLOOR:-

Main bedroom with en-suite bathroom. Three further bedrooms, a shower room, and a Study.

SECOND FLOOR:-

Two bedrooms and a Bathroom.

BUNGALOW ANNEX:-

Comprising of an open plan kitchen/dining / living space, two bedrooms and a shower room.

OUTSIDE:-

Abbotts Inn benefits from a large, mature, south facing garden, patio, and driveway for several cars, which is another excellent and quite rare feature for a period village property.

LOCATION:-

Hillmorton in Rugby, Warwickshire is a popular

village, with excellent local amenities. It has excellent access to; the major road networks; M1, M6, M40, A5, A45. A46, as well as the mainline railway station, with plans for a Parkway station only 1 mile away in Houlton, as well as Birmingham International and East Midland Airports.

SCHOOLS:-

One of the UK's leading independent schools, the historic Rugby School, Bilton Grange, Princethorpe and a host of Outstanding and Good Primary and Secondary schools.

MAINS:-

Water, Gas, Electricity, Drainage.



- A BEAUTIFUL PERIOD PROPERTY IN THE SOUGHT AFTER VILLAGE OF HILLMORTON RUGBY
- GRADE II LISTED WITH ABUNDANT CHARACTER & PERIOD FEATURES
- BOASTING 6 BEDROOMS, 3 RECEPTION ROOMS, FAMILY KITCHEN, STUDY, UTILITY & CELLAR
- SELF CONTAINED BUNGALOW ANNEX WITH TWO BEDROOMS
- SET ON THE VILLAGE GREEN WITH DRIVEWAY PARKING



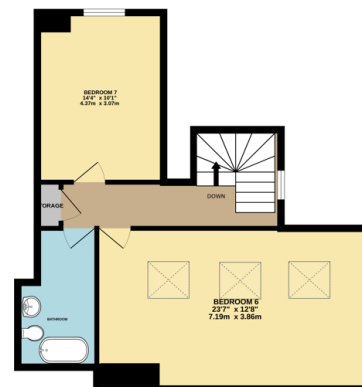
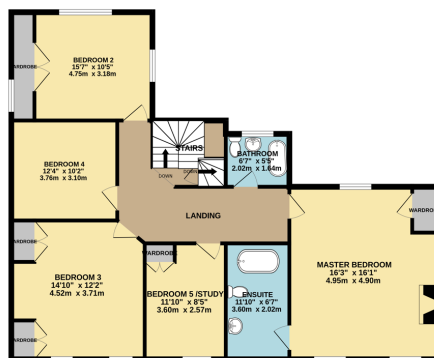
- IN RUGBY WARWICKSHIRE
WITH ACCESS TO EXCELLENT
SCHOOLS AND MAJOR RAIL &
ROAD LINKS
- TOTAL SQUARE FOOTAGE OF
HOUSE AND ANNEX 3,708



GROUND FLOOR
1475 sq.ft. (137.0 sq.m.) approx.

1ST FLOOR
1121 sq.ft. (104.1 sq.m.) approx.

2ND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



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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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