



THE OLD PASTURES
Moor Lane, Willoughby, CV23 8BT

 **DAVID COSBY**
ESTATE AGENTS



The Old Pastures

Moor Lane, Willoughby, CV23 8BT

Total GIA Floor Area | Approx. 195 sqm (2099 sqft)



4 Bedrooms



4 Receptions



2 Shower Rooms

Features

- Desirable village location
- No onward chain
- Set within grounds of 0.4 acres
- Four large reception rooms
- Three double bedrooms
- Bedroom four / dressing room
- Large kitchen / breakfast room with AGA
- Built-in kitchen appliances
- Large detached double garage and workshop
- Off-road parking for several vehicles
- South facing rear garden
- Large vegetable garden with water supply

Description

Set within a sizeable plot extending to 0.4 Acres, The Old Pastures is a large, detached, 4-bedroom family home located on the edge of Willoughby village between Dunchurch and Daventry. The property benefits from delightful countryside views and front facing views of St Nicholas Church.

The grounds are accessed from Moor Lane via a 5-bar timber gate and a tree-lined driveway sweeps around to an impressive detached, oak-framed, double garage. Accommodation at ground floor includes four good sized reception rooms, a kitchen / breakfast room, utility, and cloak room. At first floor there are three double bedrooms with master benefiting from en-suite, and a family shower room. Bedroom four is currently used as a dressing room.



Willoughby village provides its residents with a countryside setting offering many pleasant walks and is fortunate to retain a serene pond which is home to a variety of birds and aquatic wildlife.

The Property

Main Entrance Hall

The main entrance hall is accessed via a part-glazed panel door with 5-bar locking mechanism and matching sidelights. Floors are finished with porcelain tiles and walls are neutrally decorated with profiled perimeter covings which extend throughout the property. 6-panel doors open to the principal ground floor rooms, and a straight flight of timber stairs with stained balustrade and handrail lead to the first-floor accommodation. The rear of the entrance hall opens up to provide a large spacious area.

Sitting Room

Located to the right-hand side of the property, this dual-aspect space has good natural lighting from windows to three sides and has a feature fireplace with classically styled timber surround and marble effect hearth fitted with a gas open flame appliance. Glazed, double-swing, doors open to the dining room, and a full-height glazed door with matching sidelights opens to the patio area making this space perfect for entertaining on summer evenings.

Study Room / Office

Located to the front of the property, the study room / office has matching porcelain tiles which flow through from the entrance hall. Natural lighting is provided by a large two-unit casement window overlooking the front aspect. Walls are neutrally decorated, and artificial lighting is provided by recessed spotlights. The study has an integrated sound system with linked speakers connected to principal rooms throughout the property.

Dining Area

The dining room benefits from a set of French doors with sidelights opening onto the patio area, providing south facing sunlight and views of the rear garden. Floors are finished with plush, cut-pile carpet and there is space for a large dining table and chairs. Glazed doors open to the Sitting Room.

Family Room

Located to the rear left-hand side of the property, the family room also benefits from double glazed French doors and matching side lights which open onto the large, block paved patio. There is further natural lighting provided by a casement window to the side elevation. The feature wall is tastefully finished with decorative lining paper and floors are finished with plush, cut-pile carpet.



The Property

Utility

The utility is located to the left-hand side of the property with a part-glazed door opening onto the side pathway. Additional natural lighting is provided from a top-hung casement window above the utility sink. Storage is well provided for with a fitted with a range of cottage-style base and wall units with role top work surfaces. There is space for a washing machine and fridge/freezer.

Kitchen

Located to the front left-hand side of the property, the dual-aspect kitchen has good natural lighting from a three-unit window to the front elevation and a further, single casement unit to the side elevation. The kitchen is fitted with a range of good quality shaker-style base and wall units with timber effect roll-top work surfaces and a ceramic sink-and-a-half with chrome mixer tap. Built-in appliances include a dishwasher and a full height fridge/freezer; however, the main feature of the kitchen is a gas-fired, Aga which is included within the sale and has a full-service history. A brushed, chrome ventilation hood has been installed above the Aga with lighting. Floors are finished with terracotta-coloured tiles and artificial lighting is provided by evenly spaced recessed spotlights. Perimeter wall lighting has also been provided below the wall units.

Cloakroom

The cloakroom is fitted with a two-piece suite comprising close coupled WC and ceramic wash hand basin with pedestal and chrome mixer tap. Floors are finished with matching terracotta-coloured tiles and natural lighting is provided by a frosted casement window to the rear elevation.





The Property

First Floor Landing

A galleried landing with good natural lighting from two casement windows, fitted with plush cut-pile carpet. There is a deep walk-in laundry cupboard with fitted slatted shelving.

Master Bedroom

An impressive part-vaulted double bedroom with separate en-suite providing beautiful views over pastureland towards St Nicholas Church.

Master Bedroom En-Suite

Fitted with a three-piece suite comprising double-width shower with glazed sliding screen, and a ceramic wash hand basin and WC both set within a full-length vanity unit providing a good storage space. Natural lighting is provided by a two-unit window overlooking the south facing rear garden, and heating is provided by a chrome ladder towel rail. Mechanical extract ventilation has been fitted.

Bedroom Two

A good-sized double bedroom located to the front right-hand side of the property with views over pasture land to St Nicholas Church. There is ample storage space by way of a built-in storage cupboard with fitted shelving.

Bedroom Three

A further large double bedroom with built-in storage and views of the pasture land and St Nicholas Church. Floors are finished with plush cut-pile carpet.

Bedroom Four / Dressing Room

Bedroom four is a single bedroom which is currently used as a large walk-in dressing room with casement window overlooking the rear, south facing garden. The dressing room has two large, mirrored, three-door wardrobes and artificial lighting by way of spotlights.

Family Shower Room

Fitted with a three-piece suite comprising double-width shower with glazed sliding screen, clamshell wash hand basin with chrome pillar taps and pedestal, and close-coupled WC. Walls have full height ceramic tiling and natural lighting is provided by a two-unit window overlooking the rear garden. There is a chrome ladder towel rail, and artificial lighting is provided by recessed spotlights. Mechanical extract ventilation has been installed and floors are finished with plush cut-pile carpet.





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Grounds

Front Aspect

A timber 5-bar gate to the front of the site leads to a tree-lined driveway providing space for off-road parking and vehicular access to the large, detached double garage and workshop with power and lighting. The driveway extends to a far-right hand side of the site where there is an vegetable garden screened from the main garden by hedgerow, and a further, large, timber outbuilding again with power and lighting.

The front garden is mainly laid to lawn with low-level brick walls separating the driveway and lawn from a blocked paved patio area with step leading up to the main front entrance. The block paving extends to both sides of the property providing pathway access to the rear garden. Boundaries to the front garden comprise predominantly of a Pyracantha hedgerow to the left side boundary and Hawthorn hedgerow to the front boundary.

Rear Garden

The large, south-facing rear garden is mainly laid to lawn with well-tended, perimeter Laurel hedgerow and a good-sized block-paved patio area with low-level perimeter brick walls and steps leading up to the lawn. A large, vegetable garden area has been created to the right-hand side of the plot with raised timber vegetable beds and a large polytunnel frame. There is also a separate water supply – all of which creates the perfect space for self-sufficient living.

Garage

To the front of the site there is an impressive detached, oak-framed, double garage with tiled roof and separate, large workshop with plaster board ceilings and walls, and single strip lighting. Power and lighting have been provided making the area suitable for potential use as a separate home office.



Location

The small Warwickshire village of Willoughby is located off the A45, between Dunchurch and Braunston, close to the boundary of Northamptonshire. The village provides its residents with a countryside setting offering many pleasant walks and is fortunate to retain a serene pond which is home to a variety of birds and aquatic wildlife. For those looking for something more energetic, Willoughby is also close to Onley Grounds Equestrian Complex, offering additional recreational options including polo. Alternatively, Draycote Water, which is less than 6 miles away, offers a range of options including walking, cycling on a five-mile tarmac road around the reservoir, bird watching, windsurfing, sailing, and fishing. It's an ideal spot for families and outdoor enthusiasts to enjoy Warwickshire's natural beauty.

Local amenities within the village include the delightful, thatched roof public house, The Rose Inn, which is currently undergoing refurbishment, a popular café which dates to the mid 1920's, and a vibrant village hall which acts as a hub for community activities. The centrally located playing fields provides space for recreation and the long established and thriving Willoughby Cricket Club has an impressive ground with pavilion.

The area benefits from a range of schools including Abbots Farm Junior School, Braunston C of E, Dunchurch Boughton C of E Junior Academy, Lawrence Sheriff, and Rugby High School. For those considering independent education, there is Bilton Grange Prep School and the renowned Rugby School.

Transport links from Willoughby village are a key feature, with easy access to the A45 and M1. Nearby Rugby Railway Station also provides regular services to London Euston and Birmingham New Street.

Property Information

Tenure: Freehold

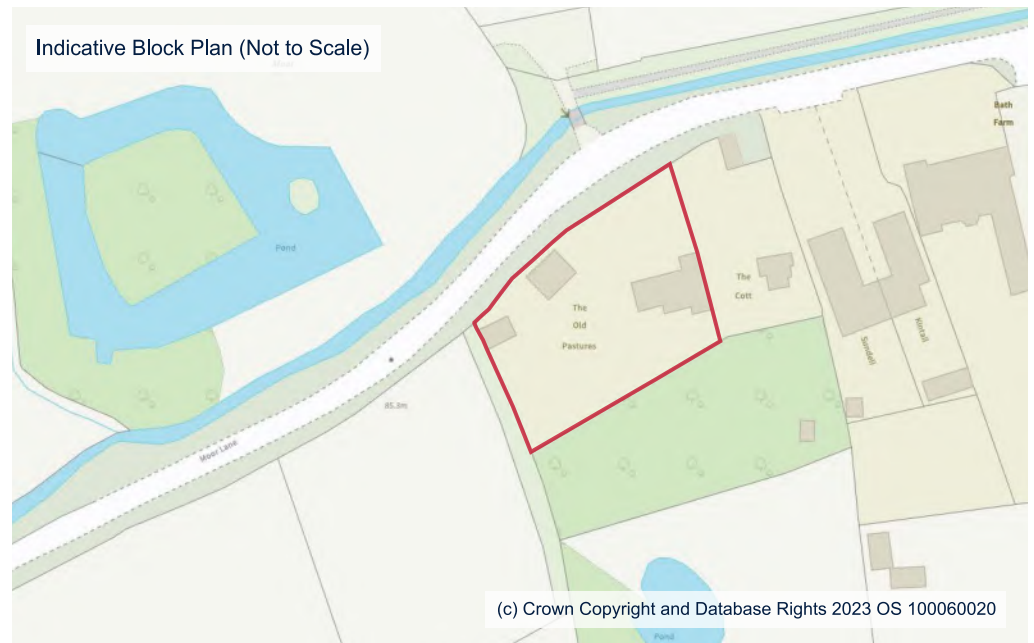
Local Authority: Rugby Borough Council

Services: Water, Drainage, Gas, and Electricity

Council Tax: Band F **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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Approximate GIA (Gross Internal Floor Area) Exc. Garage = 195 sqm (2099 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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