

Property Details

The Heath, 23 Lilbourne Road, Clifton
Upon Dunsmore, Rugby, CV23 0BD

Guide Price **£1,400,000**



Property Photos

The Heath, 23 Lilbourne Road, Clifton Upon Dunsmore, Rugby, CV23 0BD



Creation Date
02/05/2025

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Property Floor Plans

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Property Info

The Heath, 23 Lilbourne Road, Clifton Upon Dunsmore, Rugby, CV23 0BD

Property Type

House

Property Style

Detached

Bedrooms

7

Bathroom

5

Receptions

5

Tenure Type

Freehold

Floor Area

-

Agency Type

Sole

Parking

Secure Gated Parking

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£1,400,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

The Heath, 23 Lilbourne Road, Clifton Upon Dunsmore, Rugby, CV23 0BD

Feature 1

Seven Bedroom Character Property

Feature 2

Farm House Kitchen And Breakfast Room With Aga

Feature 3

Five Impressive Reception Rooms

Feature 4

Outdoor Swimming Pool In South Facing Gardens

Feature 5

Five Bathrooms Including An Ensuite Bathroom

Feature 6

Solar Panels And Gas Fired Central Heating

Feature 7

Ideal For Multi-generational Living

Feature 8

Suitable For Subdividing And Rental Opportunities

Feature 9

Secure Gated Entrance With Gravelled Courtyard

Feature 10

Outstanding Village Primary School In Desirable Village Location

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Impressive Seven Bedroom Character Property for Sale in Clifton-Upon-Dunsmore

Impressive Seven Bedroom Character Property for Sale in Clifton-upon-Dunsmore

This beautiful seven bedroom character property for sale in Clifton-upon-Dunsmore is positioned around a wonderful courtyard setting, with an open-air swimming pool as its main focal point.

This exceptional period family home offers a wealth of stunning architectural features, both internally and externally and provides accommodation that is both extensive and versatile.

From its twisted chimneys to vaulted ceilings, wooden beams and beautiful fireplaces - there is so much character throughout this intriguing home.

Located within this very popular village, Clifton is roughly 2 miles Northeast of Rugby, near the Northamptonshire, Leicestershire, and Warwickshire border. It offers excellent road and motorway access having the M6, M1, A5 & A14 nearby and the local railway station allows the commuter to get into Euston within less than 58 minutes.

The property, which is believed to date back to 1779, is modestly hidden behind a perimeter wall backing onto Lilbourne Road. The layout is configured within a 'U' shape, with two wings that lead from the main part of the house. Both wings can be accessed internally, however they each have their own external entrances. This gives you the option of either incorporating the wings within the main house and using it as one very spacious and comfortable home or utilising it as four separate living areas.

As a consequence, there are areas of the house which would work brilliantly for the teenagers of the family, giving them their own self-contained areas, which, being a mother of teenagers, I can see benefitting both you and them! But these areas could also

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work perfectly for older or disabled family members, or even for an au pair perhaps?

In short, if you are looking for a home that can accommodate multi-generational living this is perfect!

This home, however, offers other opportunities too. The original part of the house, in its own right, is both generous in size and most appealing. However, the property could be used as four separate dwellings, and this is achieved simply by the securing of a few internal doors.

This creates a particularly useful and lucrative opportunity for any owner to rent out these dwellings separately should you wish to. A great business opportunity or simply a way to fund the upkeep and running of this fabulous home!

The Heath was originally built as a number of farm cottages, with stables and a barn that was later converted by previous owners.

When the current owners bought it 30 years ago, it was very run down and very dated, but they set about bringing it into the 21st century, and actually, they have done a wonderful job of enhancing and sympathetically restoring this property's many original features.

Firstly, you access the grounds of the property through a remotely controlled gated archway, which leads to an ample parking area. I should mention at this point that the title on the overall plot is to be split to the right of this gateway, creating shared access and separating the two buildings to the right, which the current owner intends to retain.

Now the heart of any home has got to be the kitchen and this warm and inviting room

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doesn't disappoint. It's large, yet still cosy. There is a seating area to snuggle around the fire, plenty of space for a large farmhouse table and a central island to gather round and chat. It wouldn't be a farmhouse kitchen without an AGA, and of course this creates a wonderful focal point. There is a separate large utility room and laundry area that leads from here which also provides access to the wing known as "The East Wing".

For larger gatherings or more formal occasions there is a bright and airy dining room, complete with wooden beams, display alcoves, and an open fireplace. But sssshhh! There is even a secret cupboard – can you find it?

A hallway then provides access to one of the staircases to the upper floor. From here you can walk through to the wing known as 'the Barn' and access the entrance hall leading to the front door, as well as a cloakroom, sauna room, a lounge, and a separate office, which has its own external door and access from the main road should you want to use it for business purposes.

The lounge at the end of the house, with its pretty bay window has a more modern feel to it and enjoys access into the garden as well as having a cosy wood burner, making it a great room for all seasons.

A stunning split level sitting room, with two bay windows overlooking the garden and pool area is located within the wing known as 'The Barn'. This really is a beautiful room with an incredible fireplace and wood burner, from which the stunning double height reception hall leads to a small office as well as an additional kitchen area.

The beautiful staircase here also provides an alternative access to the first-floor area that incorporates bedroom one and the rest of the master bedroom suite.

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Bedroom one has a vaulted ceiling with a lovely bay window and window seat overlooking the garden. The beautiful internal landing leads to its own personal bathroom and dressing area with a door connecting to the first-floor landing of the main house.

This landing area stretches across the width of the main house, providing access to three further double bedrooms and two additional bathrooms. There is a perfect opportunity to divide bedroom three into two separate bedrooms, as it has two windows and two doors currently leading into it.

When you first arrive at the property, the wing that you face from the parking area, is known as "The Barn". On the floor plan and within the description it has been incorporated within the main house, but in its own right it can be used as a beautiful one-bedroom dwelling with a stunning full height central staircase, kitchen area, bathroom and small office.

The other wing of the house can be used as two separate cottages.

Described as "The East Wing" on the plan, the part nearest the house has a lovely kitchen with vaulted ceiling, a bathroom, and a stunning 24 ft lounge. There are two bedrooms to the first floor and a very pretty staircase with mezzanine display area it is quite simply, charming.

"The Pool Annex" has a generous living/ bedroom area with vaulted and beamed ceiling, a kitchen, dressing room, and separate shower room.

Outside, the gardens are lovely, mature, and well-maintained. The central courtyard is simply beautiful with the swimming pool unmistakably being the main feature. This is such a sociable garden, enjoyed by all and has been a superb venue for many a party and BBQ.

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In an area at the back of the garden that used to be a corpse, there is a now a rather impressive duck and hen enclosure, which has got to be a 5-star equivalent of a hen house!

Furthermore, there is a pool room, garden store, bin store and a stable, which is also used for storage.

Clifton has a safe and friendly community feel to it. A perfect place to raise a family. Being close enough to Rugby for all manner of amenities, yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal, and disused railway line.

The village itself has an excellent village store, a pub, caf, church, hairdressers, and beauticians as well as a sports physio and brownie shop. There is also a recreational ground with play area for the little ones and tennis courts accessible from South Road.

However, one of the biggest draws to Clifton is its 'Outstanding' village primary school, with onsite play group. It's always been hugely popular with parents of younger children.

It's been pretty impossible to do this property any kind of justice while trying to simply describe it. You absolutely need to see it for yourselves to appreciate all that it has to offer, but more importantly, to get a feel for how it works.

If you would like to know more or would like to arrange an appointment to view this lovely home, please get in touch with the friendly team at Campbells who will be happy to help you.

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TENURE: FREEHOLD

COUNCIL TAX: H

EPC: THERE ARE VARIOUS EPC'S ON THIS PROPERTY DUE TO DIFFERENT PARTS OF IT BEING RENTED OUT CURRENTLY: -

THE MAIN HOUSE: C

THE BARN: D

THE EAST WING: D

THE POOL ANNEX: E

The approximate measurements for this property are as follows:

GROUND FLOOR

FAMILY KITCHEN/BREAKFAST ROOM

25 max x 20'2 max (7.62m max x 6.14m max)

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UTILITY ROOM

16 max x 12 max (4.87m max x 3.84m max)

DINING ROOM

18'9 max x 14'11 (5.7m max x 4.55)

LOUNGE

20 max into bay x 14'7 (4.95m min & 6.11 max into bay x 4.45)

OFFICE

14'10 x 8'8 (4.52m x 2.67)

SITTING ROOM

17 max x 15'4 (5.22m max x 4.67m)

RECEPTION HALL

14'3 x 13'10 (4.34m x 4.21m)

OFFICE 2

6'11 x 5'1 (2.12m x 1.54m)

KITCHEN AREA

11 max x 8'10 (3.36m max x 2.7m)

FIRST FLOOR

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BEDROOM 1

18'9 max into bay x 14 (5.71 m max x 4.26m)

ENSUITE BATHROOM

9'8 x 8'1 (2.94m x 2.47m)

DRESSING AREA

6'5 x 4'3 (1.97m x 1.29m)

BEDROOM 2

18'2 x 15'9 (5.53m x 4.80m)

BATHROOM

11'11 x 8'6 (3.64m x 2.59m)

BEDROOM 3

18'11 x 11'10 (5.77m x 3.33m)

BEDROOM 4

15'2 x 8'11 (4.64m x 2.74m)

BATHROOM

10'11 x 10'2 (3.33m x 3.11m)

THE EAST WING

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The Heath, 23 Lilbourne Road, Clifton Upon Dunsmore, Rugby, CV23 0BD

KITCHEN

14'9 X 12'5 (4.5m x 3.79m)

LOUNGE DINING ROOM

23'11 x 12'6 (7.28m x 3.80m)

BATHROOM

8'11 X 5'9 (2.73m x 1.74m)

BEDROOM 1

12'5 x 12'5 (3.78m x 3.78m)

BEDROOM 2

11'5 x 9'1 (3.47m x 2.76m)

THE POOL ANNEX

KITCHEN

10'8 X 9'7 (3.25m x 2.93m)

THE LIVING ROOM/BEDROOM

19'10 X 10'4 (6.05m X 3.15m)

THE OUTBUILDINGS

THE STABLE

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13'1 x 11'1 (3.98m x 3.37m)

THE POOL PLANT ROOM

11'10 x 11'6 (3.6m x 3.51m)

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