



# BURNHAM HOUSE AND LAND

LILBOURNE, RUGBY, NORTHAMPTONSHIRE, CV23 0SU

VENDOR'S AGENT



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**BURNHAM HOUSE AND LAND** Lilbourne, Northamptonshire, CV23 0SU

Sworders is delighted to present Burnham House and land, a three bedroom, Grade II Listed detached farmhouse. It is situated on the edge of the quiet village of Lilbourne. The property provides an opportunity for refurbishment and improvement along with the opportunity to acquire approximately 15.78 hectares (39.00 acres) of permanent pasture, situated to the north west of the village.

Burnham House offers the perfect opportunity to develop, modernise and refurbish the property in this enviable edge of village position with views over the Warwickshire countryside.

**MAIN FEATURES**

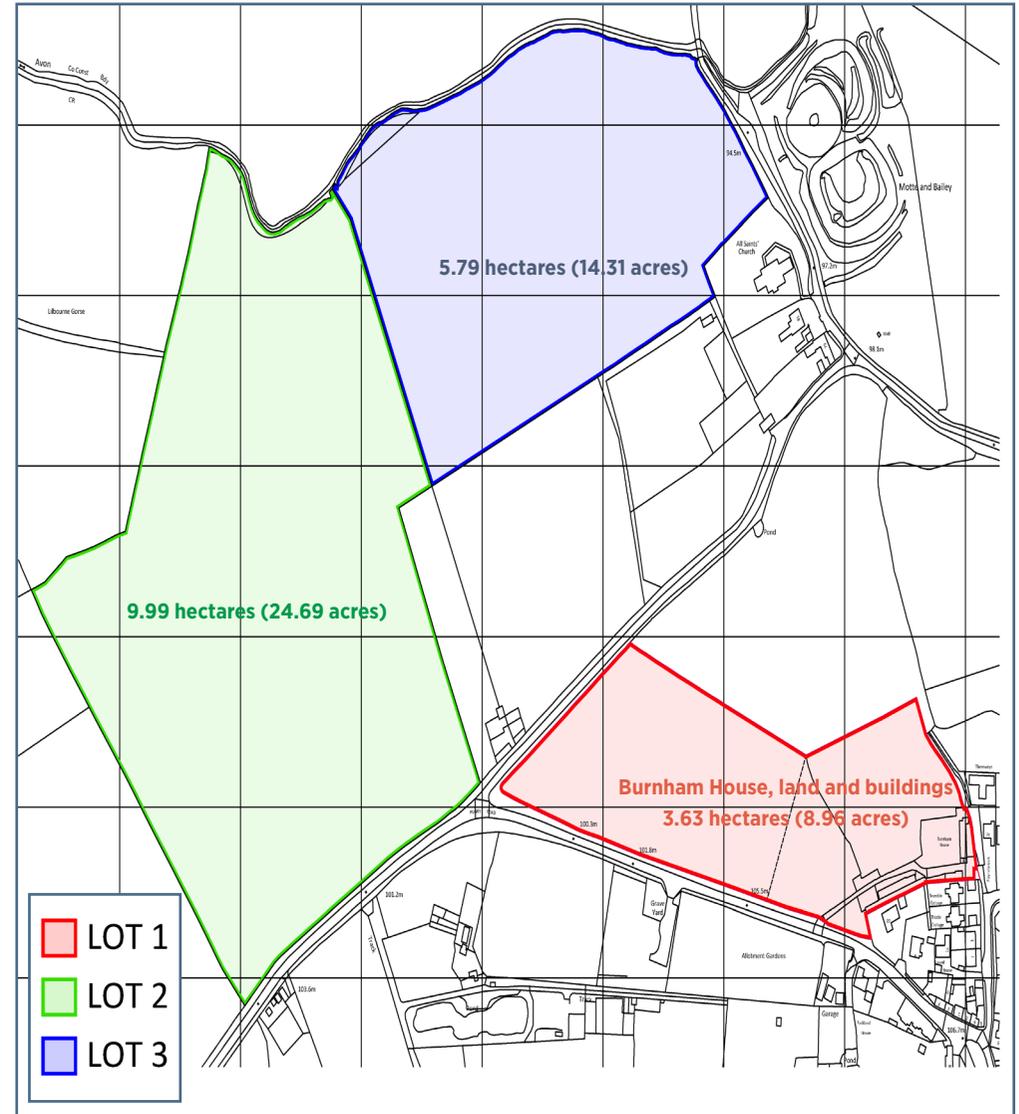
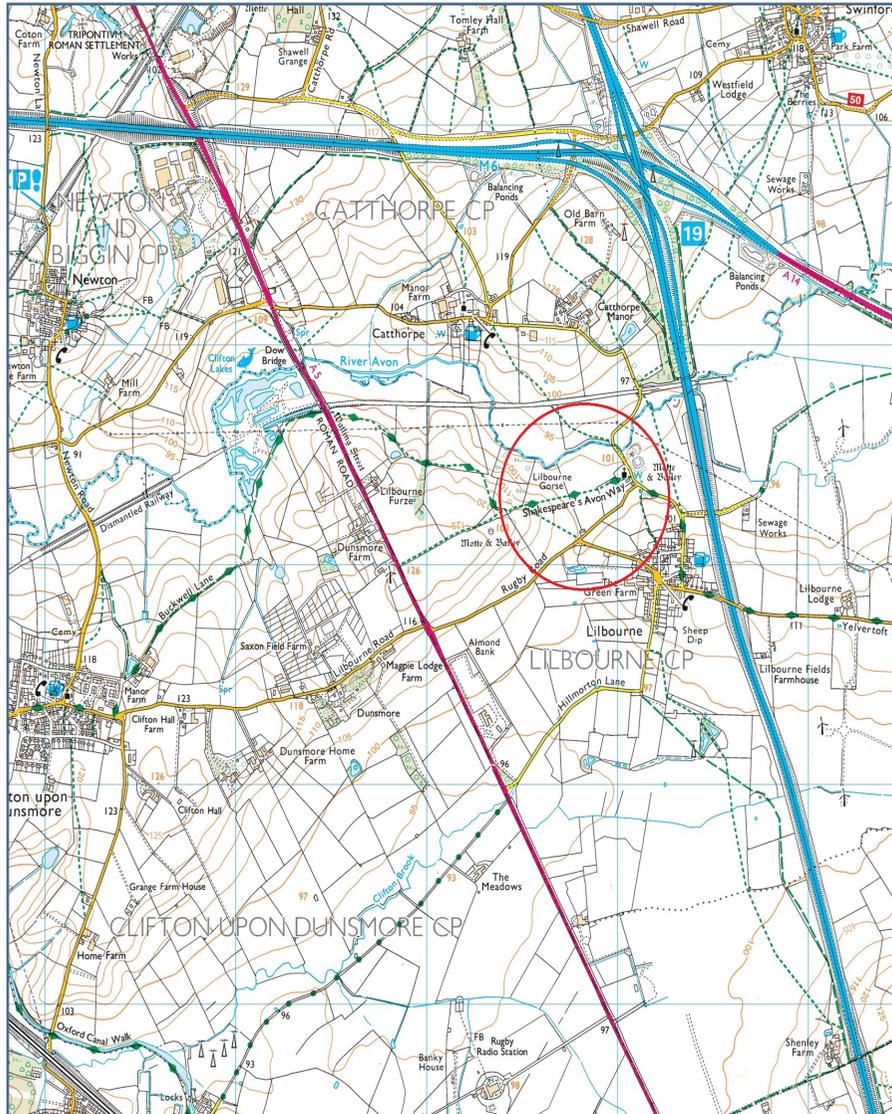
- Three Bedroom, Grade II Listed farmhouse and land available in three lots.
- Stables and outbuildings.
- Grass paddocks.
- Circa 15.78 hectares (39.00 acres) of permanent pasture with evidence of ridge and furrow.

**OFFERED IN THREE LOTS:**

- LOT 1 : Burnham House together with 3.63 hectares (8.96 acres) of land and buildings**
- LOT 2 : 9.99 hectares (24.69 acres)**
- LOT 3 : 5.79 hectares (14.31 acres)**



# LOCATION PLAN / LOTTING PLAN



# THE HOUSE



## BURNHAM HOUSE (LOT 1)

Burnham House and land, is a charming three bedroom, Grade II Listed detached farmhouse. The property is in need of modernisation throughout but retains much historic character with original features such as exposed beams and open fireplaces. The property enjoys a relatively private setting and has a total plot size of 3.63 hectares (8.96 acres). In addition to gardens laid to lawn and paddocks, the property benefits from a number of stables and outbuildings.

## GROUND FLOOR

### KITCHEN

An entrance hall, accessed via the porch leads directly into a spacious kitchen. The kitchen, although requiring some modernisation, comprises an open plan kitchen/dining room area with a large attached pantry.

### DINING AND SITTING ROOMS

Both of the spacious dining and sitting rooms have open hearth fireplaces with log burners, exposed beams and large bay windows looking out onto the property's private garden. The dining room benefits from timber and glazed French doors opening out onto the gardens.

### DRAWING ROOM

The drawing room is of a similar size to both the dining room and sitting room, and also has large bay windows and a log burner.

A temporary shower has been installed in the main room, with the adjoining porch benefiting from an incorporated toilet and wash basin area. This room has been adapted for use as a bedroom but could easily be repurposed as a further reception room.

## FIRST FLOOR

### MASTER BEDROOM

The Master Bedroom leads off the landing and comprises a generous double bedroom with views over the grounds. There is also a large separate attached dressing room with wash facilities and significant storage space.

### FURTHER BEDROOMS

Two further double bedrooms at the opposite end of the property provide further generous accommodation with views over the gardens and paddocks to the rear.

### BATHROOM AND W/C

The bathroom comprises a sink and shower over the bath, with a W/C adjoining. There may be potential to redesign these two rooms to create a good size, modern bathroom.

### GARDENS

Outside there is ample parking to the front of the house and the private gardens comprise a large lawned area with mature flower beds, shrubs and trees overlooking the pasture land.

The doors from the dining room lead directly out into the gardens where views over the land can be enjoyed. A garden side gate provides access into one of the paddocks.

A timber building along the northern edge provides further storage.

## OUTBUILDINGS

Adjacent to the main house are a number of useful outbuildings including a triple garage providing generous storage space and 8 stables, though some are in need of extensive repair.

The stables lie adjacent to the private drive and though some have fallen into disrepair, there are a number that are in good condition, including some located within the Dutch barn. The yard has potential to be restored to its former glory, as a sought after equestrian property in a quiet, private and secure location.



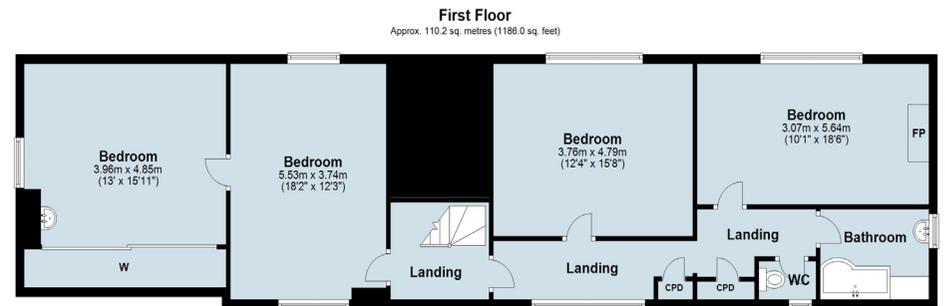
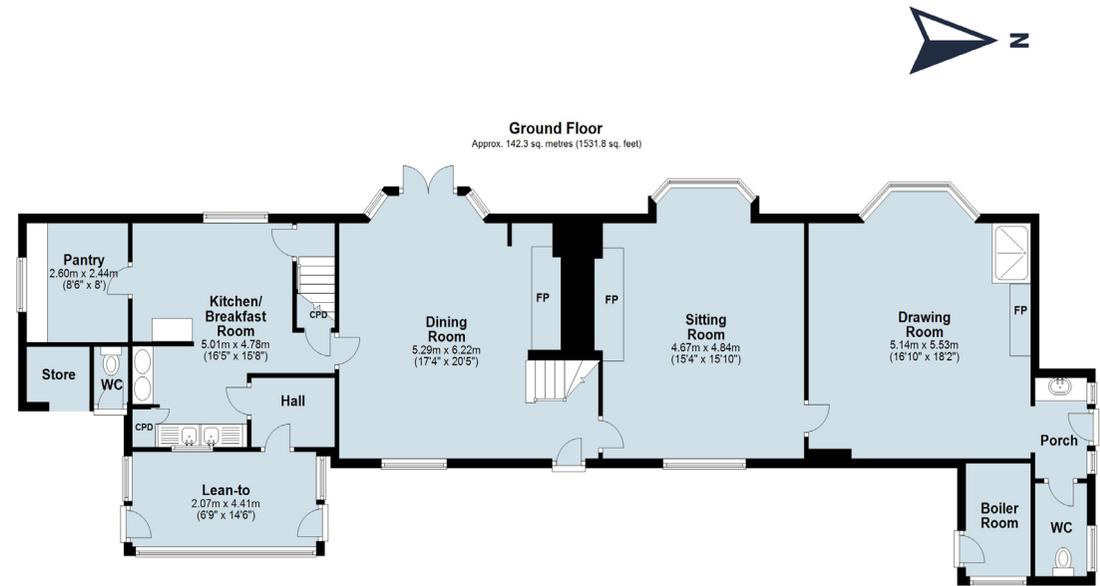
# BURNHAM HOUSE ENERGY PERFORMANCE CERTIFICATE & FLOOR PLAN

## Energy performance certificate (EPC)

BURNHAM HOUSE 5 THE HORSEPOOL LILBOURNE CV23 0SU		Energy rating <b>F</b>
Valid until 30 September 2030	Certificate number 0320-2611-2010-2300-2015	
Property type Detached house		
Total floor area 208 square metres		

01/10/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	27   F	
1-20	G		



# THE LAND



## LAND

The land is classified as Grade 3 in the Land Classification Soil Series of England and Wales. It is currently in permanent pasture with evidence of partial ridge and furrow and is suitable for grazing livestock. Part of Lots 2 and 3 lie in flood zones 2 and 3.

## LOT 1 - 3.63 HECTARES (8.96 ACRES) INC. HOUSE

The land lotted with Burnham House comprises approximately 3.63 hectares (8.96 acres) of permanent pasture conveniently positioned adjacent to the house and stables. Gated accesses to the fields are provided off the private drive as well as an access from Church Lane to the west.

The land is well maintained and is bordered by mature hedges and stock proof fencing. The land is currently grazed by a local livestock farmer however, vacant possession will be available upon completion. In combination with the property's excellent equestrian facilities, the land would be perfect for the grazing of horses.

## LOT 2 - 9.99 HECTARES (24.69 ACRES)

A block of permanent pasture sloping uphill towards its western point. Water is available from the River Avon to the north, there is no mains water connected to the land.

## LOT 3 - 5.79 HECTARES (14.31 ACRES)

A block of permanent pasture, accessed via Station Road. Water is available from the River Avon to the north, there is no mains water connected to the land.

## PLANNING

There are no known historic or current planning applications on the land. All lots lie within Daventry

District Council's administrative area. There are a number of historic applications over Burnham House and curtilage. A full list can be found in Sworders' dataroom.

The purchasers should make their own enquiries with regard to the past, current or future planning position of the land.

## ACCESS

**Access to Lot 1** is either off The Horsepool (main entrance to the house), off Rugby Road (secondary access through the yard), or off Church Lane (gated access to land).

**Access to Lot 2** is via Lot 3. In the event Lots 2 and 3 are sold separately, a right of access over Lot 3 would be retained for the benefit of Lot 2. Given Lot 2's road frontage, subject to obtaining the relevant planning permission, it may be possible to obtain a separate access to Rugby Road.

**Access to Lot 3** is via Station Road.

## SERVICES

Lot 1, Burnham House, benefits from an oil boiler, mains water and electric. The land benefits from mains water to the east and electricity supplied from the house.

Lots 2 and 3 do not have the benefit of mains water or electricity.

Purchasers should make their own investigations into services.

## COUNCIL TAX

Burnham House (Lot 1) has been categorised as Band F (£2,895.72) for 2020/21.

## EPC

Burnham House (Lot 1) has been categorised as Band F. The property's full energy performance certificate is available in Sworders' dataroom.

## TENURE & OCCUPATION

The land is available to purchase freehold with vacant possession available upon completion.

## BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. Entitlements are offered for sale by separate negotiation.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are public footpaths crossing Lots 2 and 3. A copy of the definitive map is available in the Sworders dataroom. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## BOUNDARIES

The purchaser is deemed to have full knowledge of the boundaries and neither the Vendor nor their Agent will be responsible for defining any other boundaries.

## ADDITIONAL INFORMATION PACK

An additional information pack is available on request within Sworders' dataroom. To access this information please contact Sworders to request access details.

## GENERAL INFORMATION

Northamptonshire County Council - 0300 126 1000

Daventry District Council - 01327 871 100

Western Power Distribution - 0800 096 3080

Severn Trent - 0345 750 0500

# USEFUL INFORMATION

## LOCATION

All three lots are situated in a rural location on the edge of the village of Lilbourne, Northamptonshire. Burnham House is accessed via both the Rugby Road and The Horsepool. The land lies immediately to the north west of the property, with Lots 2 and 3 being located to the north of Rugby Road and accessed off Station Road. The property is situated approximately 3.75 miles east of Rugby Town and 2.75 miles north-west of DIRFT, Rugby Town is the nearest conurbation with significant services. There is good connection to the A5 and national motorway network, M1 and M6.

## WHAT3WORDS LOCATIONS:

We hope the following approximate locations are helpful.

Access to Lot 1 - loitering.cobble.boils

Access to Lot 3 - commuting.boggles.sobered

The centre of Lots 2 and 3 - plunger.shadowed.  
explained

## VIEWINGS

Strictly by appointment only with the Vendor's Agent:

E: [lauren.draper@sworders.com](mailto:lauren.draper@sworders.com)

[jeremy.pidgeon@sworders.com](mailto:jeremy.pidgeon@sworders.com)



Viewers will be asked to wear masks while indoors at all times and will be expected to abide by Sworders' protocol relating to Coronavirus. Protocol can be provided prior to viewings and is available in Sworders' dataroom.

## DIRECTIONS

Burnham House and land (Lot 1) is located within the village of Lilbourne. From the M1, take Junction 18 onto the A5. Head north on the A5 for 2.5 miles, then take the right turn onto Rugby Road signposted Lilbourne. Follow Rugby Road into Lilbourne, turn left at The Green and again at The Horsepool. The property will be on your left.

Lots 2 and 3, after taking the right turn onto Rugby Road, signposted Lilbourne. After 900m fork left onto Church Lane, after 400m turn left onto Station Road, after 130m the gated access to Lot 3 will be on your left hand side.

Alternatively from Junction 1 of the M6, head south on the A426 and at the second roundabout, take the first exit onto Newton Manor Lane. At the A5, turn right and then take the second left onto Rugby Road.

## IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and so not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only.

None of the services or fixtures or fittings have been tested and no warranty is given as to their sustainability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise.

No employee or Sworders has any authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of Controller of H M Stationary Office. Crown Copyright Reserved. Please note that all areas have been measured from Ordnance Survey Data.

Particulars January 2021.

Photographs September 2020.





SURVEYORS | PLANNERS | ARCHITECTS

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