



HR ESTATE AGENTS

5 Bedrooms

Farmhouse

£1,795,000

Located in

Rugby





Calcutt Lane

Rugby | CV23 8HY



Zacharias Ermogenous is proud to present this stunning 17th-Century Farmhouse with Land & Lake set in 10.8 Acres. Caldecote Farm is located 1 mile from the main road through farmlands offering a super quiet and private living.

A beautifully restored 17th-century farmhouse, Caldecote Farm offers a rare blend of historic charm and modern living, set in the Warwickshire countryside.

Constructed from local Horton stone and brick, the house has been thoughtfully refurbished by the current owners.

Key features include:

- * Triple-aspect kitchen/dining/family room with sliding doors to a walled patio
- * Private Snug and large study
- * Underfloor heating, original wooden doors, and quality finishes throughout
- * Five generous bedrooms, 2 with en suites, including a spacious master suite overlooking stunning countryside views
- * Three bathrooms, with scope for a utility shower room on the top floor

Outside, the property includes:

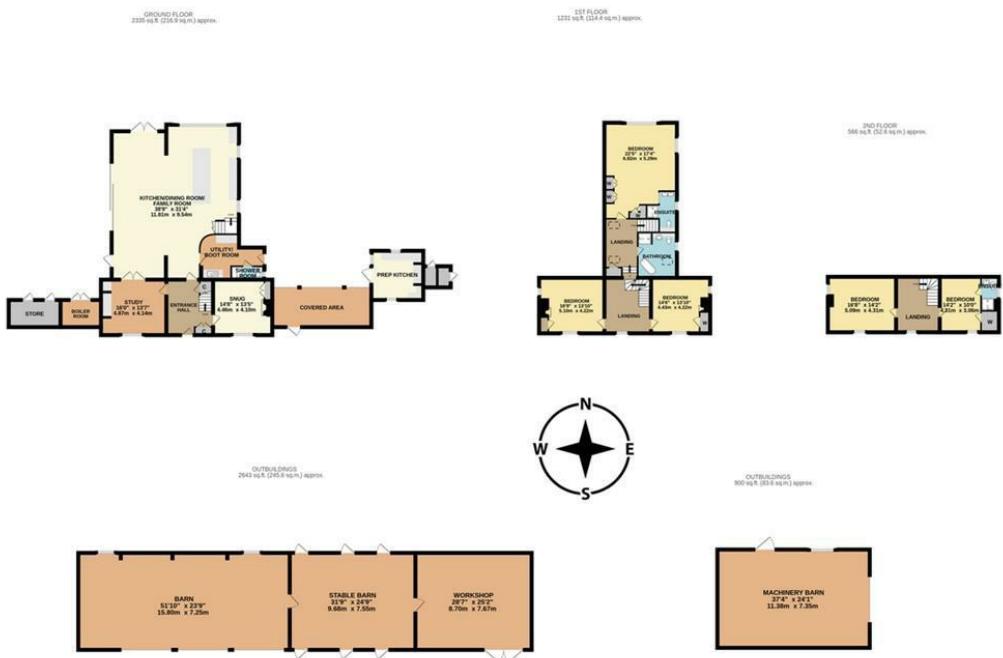
- * Large courtyard with six former stables, two workshops, and a three-bay barn, great opportunity for car enthusiasts and for those with a range of hobbies
- * Second courtyard with covered space and a second kitchen, ideal for a home business
- * Multiple planning permission, enquire for more details
- * Landscaped lake, amenity land and paddock, totalling 10.8 acres

Calcutt Lane

£1,795,000 Freehold



- 10.8 Acres
- Secluded and Private
- Multiple Outbuildings
- Fully Restored and Renovated
- Farmland
- 5 Bedrooms
- Additional Approved Planning Permission
- Many Diverse opportunities for living/work lifestyles



TOTAL FLOOR AREA: 7675 sq.ft. (713.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band G

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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