



The Old Rectory Main Street,  
Congerstone,  
CV13 6LZ









£1,375,000

### GENERAL

A handsome listed former Rectory dating from the 1840s in a wonderful setting overlooking St Mary's Church. The Rectory lies in the centre of idyllic gardens and grounds approaching one acre and much of the original character has been preserved, with sash windows and shutters in the principal rooms, beamed ceilings and a superb balustrade staircase. Considerable improvements have been made in recent years, most notably the sensational open plan living kitchen with garden room extension. On the ground floor the accommodation also includes an elegant drawing room with stunning full height bay window overlooking the gardens, a dining room opening into the kitchen, a snug with beamed ceiling and home office. On the first floor there are five bedrooms together with two family bathrooms and a separate cloakroom.



## LOCATION

The Old Rectory is located in the highly regarded village of Congerstone where there is a public house and a very reputable primary school. Congerstone is located just to the North of historic Market Bosworth which is home to the famous Dixie Grammar School. There are also various shops and restaurants overlooking the Market Place and several sports clubs. Congerstone is set in some of West Leicestershire's prettiest countryside and there are some lovely walks in the area. The property is well located for access to the M42 and M1 and consequently Birmingham, Leicester and Coventry are all commutable.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

The impressive hallway divides into two distinct areas. In the main hall a magnificent balustrade staircase rises to the first floor and there are doors to the principal reception rooms. The secondary part of the hall has a lower beamed ceiling and doors to the kitchen and cloakroom. There is a tiled floor and radiator.

## CLOAKROOM

With traditional lavatory, wash hand basin, radiator with door to a cloaks cupboard and the rear hall.

## DRAWING ROOM

20'10" x 16'9"

An exquisite room, the principal feature of which is the full height bay with sash windows overlooking the garden. There is a period marble fireplace which houses a wood burning stove, cornice to ceiling and deep skirtings. Timber boarded floor. Central heating radiator.

## DINING ROOM

17'3" x 17'1"

An elegant room with two full height windows with shutters overlooking the garden. Period fireplace with wood burning stove, boarded floor, central heating radiator and archway to the living kitchen.

## LIVING KITCHEN

31' x 12' inc to 26'4"

A sensational open plan living space which is very much the heart of the house. There is a bespoke kitchen by "Holme Tree of Ashby" with painted base and wall cabinets and silestone work surfaces together with a central island and breakfast bar with a "Villeroy and Boch" Belfast sink. The units are arranged around the electric "Everhot" range cooker which has three ovens, an induction hob and hot plate. Other integrated appliances include a full height fridge freezer and dishwasher. The kitchen opens directly into the garden room.

## GARDEN ROOM

The garden room has been added by the current owners and designed with great sensitivity to complement the Victorian character of the house. There are French doors opening into the garden and underfloor heating.

## SNUG

19'10" x 15'6"

The Snug is a cosy room very different in character to the rest of the house. There is an inglenook fireplace housing a wood burning stove, a heavily beamed ceiling, built in cupboard, and central heating radiator. Connecting door to the home office.

## HOME OFFICE

13'8" x 8'4"

There is built in cupboard and shelving, doors to the back stairs and utility room. Central heating radiator.

## UTILITY ROOM

18'6" x 7'5"

With part tiled floor, back door to parking area and archway into the boot room.

## BOOT ROOM

10'4" x 6'4"

## CELLAR

There is a flight of stairs down from the kitchen to the vaulted cellar which has brick thrawls and is divided into two chambers. The main chamber measures 15'10" x 8'6".

## ON THE FIRST FLOOR

The principal staircase rises from the reception hall to the landing.





### FIRST FLOOR LANDING

Opening off the landing are three bedrooms, bathroom, cloakroom, linen cupboard and the rear landing.

### BEDROOM ONE

16'5" x 15'5"

With ornamental period marble fire surround with built in cupboard to one side. Two central heating radiators.

### BEDROOM TWO

15'6" x 14'10"

A beautiful light room with three sash windows. Built in wardrobes along one wall. Two central heating radiators.

### BEDROOM THREE

13'6" x 13'4"

Ornamental cast iron fire surround, sash window. Central heating radiator.

### BATHROOM

Suite comprising bath with hand held shower attachment, shower enclosure with rainfall and hand held shower attachments, two wash hand basins, low flush lavatory. Chrome ladder style radiator/towel rail.

### CLOAKROOM

With low flush lavatory, wash hand basin and central heating radiator.

### REAR LANDING

With enclosed staircase up to ATTIC ROOM.

### BEDROOM FOUR

16'7" x 14'3"

A room that is full of character with built in wardrobe. Central heating radiator. (First measurement reduces to 10'9").

### BATHROOM

Suite comprising a corner bath, shower enclosure with rainfall and hand held shower attachments, pedestal wash hand basin, low flush lavatory and a ladder style radiator.

### BEDROOM FIVE

18'2" x 13'8"

A lovely light room with windows overlooking both the front and main gardens. Central heating radiator.

### OUTSIDE

Wrought iron gates open onto the gravelled driveway, which sweeps past lawns to the front of the house and onto an ample parking area and DOUBLE GARAGE.

### THE GARDENS

The gardens are delightful and have been created over many years by a succession of owners. There are some stunning camellias, rhododendrons and azaleas which provide dramatic colour. The gardens to the front and side are principally lawned with well established flower and herbaceous borders. Feature granite columns provide a focal point to the front lawn and are repeated book-ending part of the lawn to the back of the house. A generous patio to the rear of the house ensures relaxed outdoor entertaining, with the garden room opening directly onto it. Flower beds, a beech hedge, trees and herbaceous borders provide privacy to the lawns to the back of the house and there is a generous ornamental pond with privet hedge running around the perimeter.

### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band G.













































Ground Floor

1st Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 68        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 28                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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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