



The Old Forge Main Street,
Congerstone,
CV13 6LZ





£1,275,000

GENERAL

An exquisite period house with stylish interior set in beautifully landscaped gardens with heated swimming pool. The Old Forge is a wonderful village house that has been upgraded and improved with considerable style by the present owners. The gardens are an outstanding feature of the property. There is a terrace with heated swimming pool, sweeping lawns, a beautiful formal garden and insulated cabin. Immediately adjoining the house there is a sheltered courtyard with a guest bedroom or home office used by the current owners as a treatment room. The accommodation briefly comprises on the ground floor, an elegant sitting room, dining room, snug, bespoke kitchen and individually designed conservatory. On the first floor there is a sumptuous master bedroom suite and three further double bedrooms one of which has an en suite and a family bathroom.



LOCATION

Congerstone is widely considered to be one of the most desirable villages to live in West Leicestershire. There is a well respected primary school, restaurant/public house and pleasant walks along the Ashby canal. The historic town of Market Bosworth lies to the south where there is a choice of private and state schooling together with an interesting range of shops and restaurants. In Ashby de la Zouch to the North there is a more comprehensive range of amenities. 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. Double doors open into the entrance porch.

ENTRANCE PORCH

A further set of double doors opens into the reception hall.

ENTRANCE HALL

Stairs rise to the first floor and door to the dining room.

DINING ROOM

14' x 11'4"

A charming room with heavily beamed ceiling and oak boarded floor. The walls are part panelled, there is an impressive traditional cast iron fireplace and oak built corner cabinet. Double doors open into a snug and there is a further door to the sitting room.

SITTING ROOM

23'8" x 12'6"

A beautiful elegant room with wood burning stove. There are exposed wall timbers, an oak boarded floor, French doors opening into the courtyard and central heating radiators. Opening into the library

LIBRARY

12'6" x 8'2"

A lovely quiet retreat with bookshelving and oak boarded floor.

SNUG

18' x 8'1" ext to 9'11"

There is an ornamental cast iron fire surround with wood burning stove, central heating radiator, French doors to the conservatory.

BREAKFAST KITCHEN

22'7" x 12'1" red to 9'9"

The kitchen area has been fitted with a beautiful range of bespoke oak fronted base and wall units cabinets by "Peartree of Hinckley". There is an electric three oven Aga with extractor over and high end integrated appliances include a "Fisher Paykal" two drawer dishwasher, separate full height fridge and freezer both by "Miele", a wine fridge and dishwasher. There is a porcelain sink and illuminated crockery display cabinets. Travertine tiled finish to floor and opening into the conservatory.

CONSERVATORY

25'10" x 12'1" red to 9'1"

A stunning bespoke timber conservatory. There is a flagstone floor, two radiators and French doors to the garden.

UTILITY ROOM

13'9" x 8'4"

There is a range of fitted base units with hardwood work surfaces and storage cupboards with plumbing for a washing machine.

CLOAKROOM

With a high flush lavatory, traditional wash hand basin, central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

A lovely open space, opening off which are the bedrooms.

MASTER BEDROOM

23'9" x 11'10"

A charming room full of character. There is a bank of fitted wardrobes, two central heating radiators and door opening into the en-suite. (Second measurement is 9'4" measured to 5' eaves height).

EN-SUITE

A luxurious en-suite with a traditional roll top claw bath, walk in shower enclosure with rainfall and hand held shower attachments, a wash hand basin set in vanity unit with electric shaver point above and low flush lavatory. There is a traditional towel rail and travertine tiled flooring.

BEDROOM TWO

11'10" x 8'1"

With beam to ceiling. Central heating radiator. (Second measurement 6'9" measured to 5' eaves height).

EN-SUITE

Shower enclosure, low flush lavatory and wash hand basin.

BEDROOM THREE

12'3" x 10'4"

A charming double bedroom with beamed ceiling. Central heating radiator. (First measurement includes wardrobes 10'4" to wardrobe fronts).

BEDROOM FOUR

13'9" x 10'

A double bedroom with central heating radiator.

FAMILY BATHROOM

A traditional roll top bath with clawed feet, a walk in shower enclosure with rainfall and handheld shower attachment, low flush lavatory, wash hand basin and heated towel rail.

OUTSIDE

A low wall runs along the roadside boundary and Wisteria, Hydrangeas and climbing Roses have been trained up the front elevation, providing dramatic colour in the flowering season. Double electric gates open onto the block paved parking area.

LARGE SINGLE GARAGE

With electric roller shutter door.



COURTYARD

There is a sheltered courtyard with a log store running down one side adjoining the property. Fronting onto the courtyard there is the studio.

STUDIO

11'8" x 7'10"

The studio is used by the current owner as a treatment room . However, it would make the perfect home office or guest bedroom.

CLOAKROOM

Low flush lavatory, wash hand basin set in vanity unit, chrome ladder style towel rail.

SWIMMING POOL TERRACE

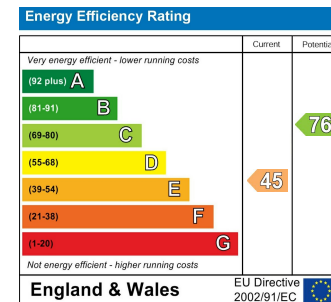
Heated swimming pool (28' x 14'). To one side of the pool there is the plant room.

THE GARDENS

The gardens are lawned with well stocked flower and herbaceous borders. The present owners have created an idyllic Greek style garden ornamental pond, statues and temple. Overlooking the pond is an INSULATED CABIN (14'9" x 10'1"). There is also a garden shed and behind the cabin, there is a vegetable garden and composting area.

COUNCIL TAX BAND

Hinckley & Bosworth Tax Band G.















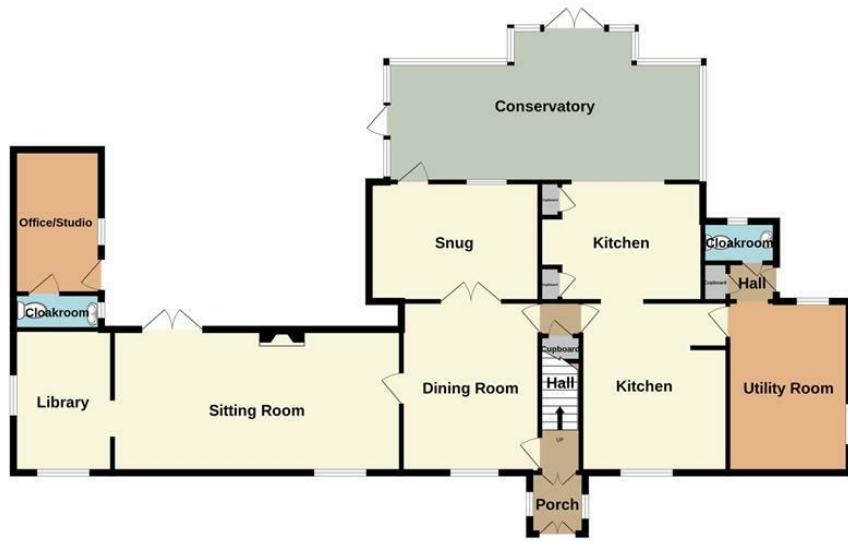








Ground Floor



1st Floor



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