



Church House Farm, 6 Shadows Lane,  
Congerstone,  
Warks, CV13 6NF





£1,250,000

**GENERAL**

An outstanding period village home, formerly a farm house, nestling in mature walled gardens with views reaching over to St Mary's Church. Church House Farm enjoys a secluded position in Shadows Lane, located in the very heart of this beautiful, highly sought-after village. The property is full of character and the superb accommodation includes two elegant reception rooms at the front overlooking the gardens, a superb sitting room with wood burning stove, a home office and snug. On the first floor there are four double bedrooms and a large family room which could be used as a 5th bedroom, home cinema or recreational space. Outside is a pretty courtyard with coach house comprising garage and garden store. The beautifully landscaped gardens wrap round the house on two sides.



## LOCATION

Church House Farm is tucked away in a quiet backwater in the centre of Congerstone. Congerstone lies about three miles to North of Market Bosworth it is a pretty village with a pub and some lovely walks. There are an excellent selection of schools in the area including a primary school rated "Outstanding" by Ofsted on the outskirts of the village and fantastic secondary school options located within the locality. The local private schools include Twycross House and the Dixie Grammar. It should also be noted that there is an excellent motorway network not too far away including the M42, M6 M69 and the M1.

## THE HOUSE

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

## RECEPTION HALL

With an oak stripped floor and balustrade staircase rising to first floor.

## DRAWING ROOM

15'10" x 15'9"

Overlooking the gardens. There are French doors opening onto the garden, a fire surround, coving to ceiling and ceiling rose, shutters to windows.

## DINING ROOM

15'10" x 15'10"

An elegant room, the focal point of which is the fireplace. There are shutters to the windows, coving to the ceiling, ceiling rose and two central heating radiators.

## LIVING KITCHEN

16'7" x 15'2"

The kitchen is very much the heart of the home and is fitted with an extensive range of bespoke oak base and wall cabinets with polished granite work surfaces incorporating a double porcelain sink. Integrated appliances include a double oven by "Bosch" a "Siemens" hob with extractor over, microwave, dishwasher and fridge. A flight of steps leads down from the kitchen leads to the cellar. Also opening off the kitchen is the rear hall.

## CELLAR

The cellar is vaulted with two chambers. The main chamber measures "15'10" x 12".

## SITTING ROOM

16'7" x 15'2"

A charming room with wood burning stove, an oak boarded floor,

secondary front door, two central heating radiators, door to rear hall and door to the garden room. An enclosed staircase with stairs rising to the Family Room.

## GARDEN ROOM

12'7" x 9'2"

Oak boarded floor and French doors to garden.

## REAR HALL

Opening off the rear hall there is a home office and snug

## HOME OFFICE

11'7" x 9'9"

With beamed ceiling. Central heating radiator.

## SNUG

16'5" x 8'

Beamed ceiling. Central heating radiator.

## INNER HALL

Opens off the kitchen. Opening off the inner hall there is a utility room, cloakroom and pantry.

## UTILITY ROOM

13'1" x 19'1"

Fitted base units with polished granite work surfaces. Tiled floor, plumbing for a washing machine and door to garden.

## CLOAKROOM

Low flush lavatory, wash hand basin on stand, tiled finish to floor.

## PANTRY

A really useful shelved pantry.

## ON THE FIRST FLOOR

Stairs rise from the reception hall via a half landing to the main galleried landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms

## BEDROOM ONE

16'4" max x 15'2" max

Overlooking the garden. Central heating radiator.

## EN-SUITE

Shower enclosure with rainfall shower, wash bowl set on stand with electric shaver point to side and low flush lavatory.

## GUEST BEDROOM TWO

13'3" x 12'9"

A good sized double room with fitted wardrobes and cupboard. Central heating radiator.

## EN-SUITE

Shower enclosure with rainfall shower, ladder style towel rail, wash hand basin.

## BEDROOM THREE

16'4" x 9'6"

Overlooking the front garden. Dado rail, central heating radiator.



### DRESSING ROOM

16'4" x 6'4"

A excellent dressing room with shelving and hanging rails. Central heating radiator.

### BEDROOM FOUR

13'6" x 12'8"

Double wardrobe. Central heating radiator.

### BATHROOM

A luxurious bathroom with a contemporary central free standing bath. Shower enclosure with rainfall shower attachment, double wash hand basin, ladder style towel rail and low flush lavatory.

### SECONDARY STAIRCASE

A secondary staircase rises from the sitting room to a large games/family room.

### GAMES/FAMILY ROOM

26'9" x 16'7"

A really impressive room with a full height ceiling. There are exposed rafters and two central heating radiators.

### OUTSIDE

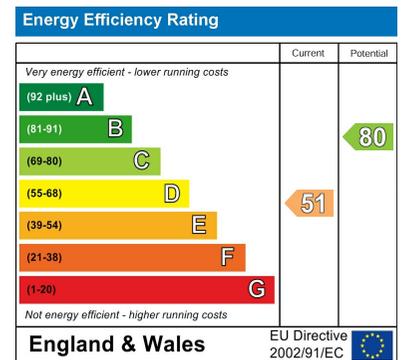
Double gates open onto a parking area in front of the house, fronting onto the parking area is the FORMER COACH HOUSE incorporating a SINGLE GARAGE and garden store. Adjoining the parking area is a lawn. There are some climbing plants trained up the front wall of the house.

### THE MAIN GARDENS

The gardens wrap around two sides of the house. There are sweeping lawns with heavily stocked flower and herbaceous borders proving dramatic colour throughout the year.

### COUNCIL TAX BAND

Hinckley & Bosworth G.

























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