



Field View Insleys Lane,
Shackerstone,
, CV13 6NL





£975,000

GENERAL



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An exquisite village house with outstanding country views. Field View has been upgraded and improved with meticulous attention to detail and immaculate taste by the present owners. The beautifully styled accommodation briefly includes on the ground floor an elegant sitting room with wood burning stove which opens into a magnificent garden room with dining and sitting areas and a wonderful deVol living kitchen with Aga. On the first floor there are four double bedrooms, two of which have en-suites. The pretty gardens with views over pastureland towards the Ashby Canal are a particular feature of the property.

LOCATION

Shackerstone is without doubt one of the most exclusive villages in the area and is set amongst some of West Leicestershire's finest countryside. There is a public house in the village and a highly regarded primary school which lies between Shackerstone and the village of Congerstone. The Ashby canal runs past the village and there is also a small railway station which serves the battlefield lines. In the summer there are often steam trains running between Shackerstone and Shenton. The historic town of Market Bosworth lies to the South where there are some interesting shops and restaurants overlooking the Market Place. Market Bosworth has a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. It is a thriving community with a variety of sports clubs including rugby, football and bowls. The town is home to excellent primary and secondary schools and one of the area's leading private schools, The Dixie Grammar. It is also close to Twycross House School and Preparatory School for children aged 4-18.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into a porch which opens into a large reception hall.

RECEPTION HALL

14' x 10'6"

A magnificent introduction to the house. There is a flagstone floor and balustrade staircase rising to first floor.

CLOAKROOM

With a traditional low flush lavatory, wash hand basin, tongue and groove panelling to the walls.

SITTING ROOM

21'2" x 14'

An elegant room, the focal point of which is the limestone fireplace with wood burning stove. There are French doors opening into the garden and a further set of French doors opens into the garden room. Traditional radiators.

GARDEN ROOM

16'5" x 13'5"

Another wonderful space with dining and sitting areas. There is a checkerboard marble tiled floor by Mandarin and three traditional radiators. French doors to garden and door to the snug.

SNUG

13'9" x 10'10"

A delightful room with panelled walls, flagstone floor, French doors opening into the garden, central heating radiator and door to the kitchen.

LIVING KITCHEN

28'4" x 13'0" red, to 10'6"

The kitchen area has been fitted with a range of traditional base and wall cabinets by deVol with a combination of hardwood and polished granite work surfaces. There is a two oven electric Aga with companion set, a porcelain sink and plate racking. Integrated appliances include a dishwasher and fridge. There is panelling in the dining area and French doors opening into the garden. Flagstone floor.

UTILITY

13'3" x 6'

The utility also has deVol units and porcelain sink. There is plumbing for a washing machine, flagstone floor and door to the garden.

ON THE FIRST FLOOR

A balustrade staircase rises to the galleried landing. Opening off the galleried landing are the bedrooms.



MASTER BEDROOM

14'1" x 13'5"

A charming room with panelled wall, boarded floor and French doors opening onto the Juliette Balcony from which the incredible views can be enjoyed.

Central heating radiator

EN-SUITE

A luxurious en suite with two wash hand basins set into a traditional wash stand with cupboards under, a low flush lavatory and shower enclosure with rainfall and hand held shower attachments. Traditional heated towel rail and a travertine checkerboard floor

BEDROOM TWO

17'5" x 10'9"

A pretty room with traditional central heating radiator.

EN-SUITE

There is traditional wash hand basin, low flush lavatory and shower enclosure.

BEDROOM THREE

15'4" x 10'8"

With oak boarded floor, traditional central heating radiator.

BEDROOM FOUR

14' x 8'

A double bedroom with traditional radiator

FAMILY BATHROOM

A stylish bathroom with roll top bath, shower enclosure, low flush lavatory and wash hand basin.

OUTSIDE

An archway from Insleys Lane leads into a gravelled parking area opening onto which is the Garage and HOME OFFICE 9'4" x 8'

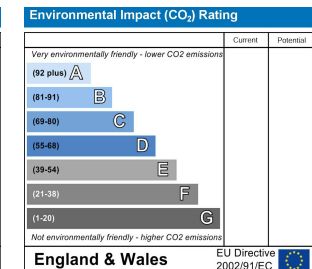
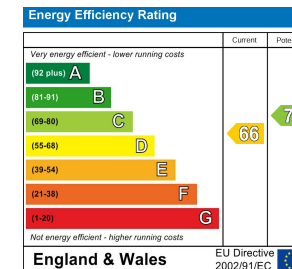
THE GARDENS

To the side of the house there is a lovely sheltered terraced area perfect for outdoor dining and entertaining.

The main garden is to the rear of the property. Immediately adjoining the house there is a terrace and the remainder of the garden is lawned with a metal estate fence running along the field boundary.

COUNCIL TAX

HBBC G Council tax Band

















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