



Keepers Cottage 101 Bosworth Road,  
Congerstone,  
CV13 6LY





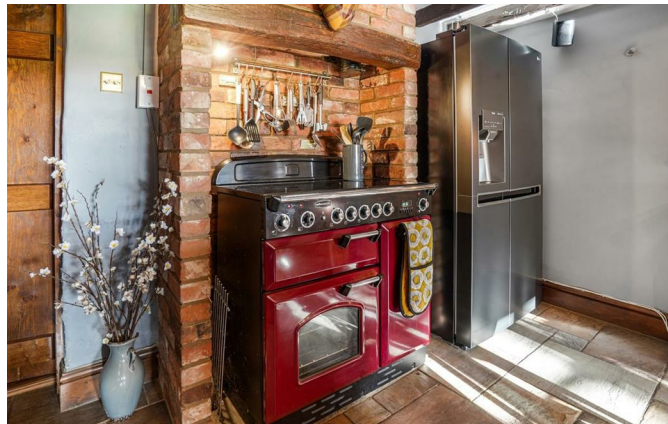




£635,000

#### GENERAL

Keepers Cottage is a beautiful thatched "chocolate box" cottage, nestled in an idyllic setting and has a rich history as being part of the old Gopsall Estate. The cottage is brimming with character, featuring mullioned windows, an inglenook fireplace and beamed ceilings. The ground floor includes a charming sitting room with French doors that open to breathtaking views of the old Gopsall Estate. The accommodation also boasts a wonderful dining room, living kitchen, utility room and cloakroom/wc. On the first floor there are two spacious double bedrooms and luxurious bathroom. The third bedroom could also make a superb home office. Outside, the property offers plenty of private parking with added gates, outbuildings and a pretty south facing garden.





## HISTORY

Keepers Cottage is part of the old Gopsall Estate which itself is steeped in heritage, dating back to the 18th Century and was known for its picturesque landscapes and agricultural significance. Keepers Cottage was inhabited by the Estate's Game Keeper, who played a vital role in managing the grounds of the Gopsall Estate as well as overseeing the hunting and preservation of wildlife. This historical connection adds a layer of charm and a sense of continuity to Keepers Cottage, linking it to the rich tapestry of local heritage, making it not just a home, but a piece of history.

## LOCATION

Keepers Cottage 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 COTTAGE

The accommodation is arranged over two floors as follows. Heavy oak front door opening into entrance porch.

## ENTRANCE PORCH

Door opening into the dining room.

## DINING ROOM

18'0" x 11'6" max

A truly magnificent room with impressive stone "Minster" style open fireplace, beamed ceiling, oak floor, central heating radiator and door to the kitchen.

## LIVING KITCHEN

21' x 12'5"

A lovely welcoming room. There are fitted base and wall cabinets with polished granite work surfaces, a Belfast sink and integrated dishwasher. At the other end of the kitchen, there is an ornamental fireplace where a Range style cooker is housed. There is a beamed ceiling and tiled finish to floor. Doors to the sitting room and utility.

## SITTING ROOM

17'9" x 12'2"

An absolutely charming room with inglenook fireplace housing a wood burning stove. There is an oak boarded floor, beamed ceiling and French door opening into the garden. Central heating radiator.

## UTILITY ROOM

9'9" x 5'

There is a counter top beneath which there is space and plumbing for a washing machine and the oil fired boiler. Tiled finish to floor, central heating radiator and door to garden.

## CLOAKROOM

Wash hand basin, low flush lavatory and tiled finish to floor.

## ON THE FIRST FLOOR

Opening off the landing are doors to the bedrooms.

## BEDROOM ONE

17'10" max x 12'3" max

A beautiful room with two hanging wardrobes. Central heating radiator.

## BEDROOM TWO

14'3" max x 12'5"

A double bedroom with stone mullioned window. Central heating radiator.

## BEDROOM THREE

7'10" x 7'9"

With contemporary glazed panelled wall to the front overlooking the landing.

## BATHROOM

A luxurious bathroom with roll top bath with traditional shower, Travertine checkerboard finish to floor, traditional wash hand basin on stand. Chrome ladder style towel rail.

## OUTSIDE

A wall and a Beech hedge run along the roadside boundary and aluminium double gates open onto the block paved driveway.

## GARDEN

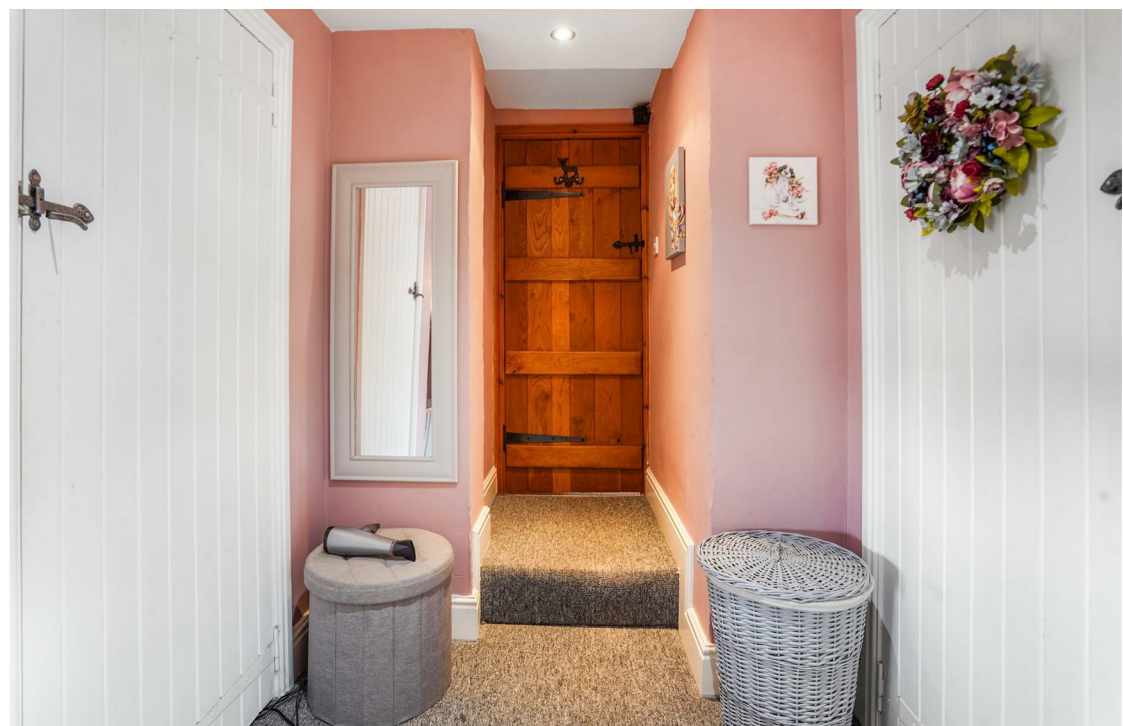
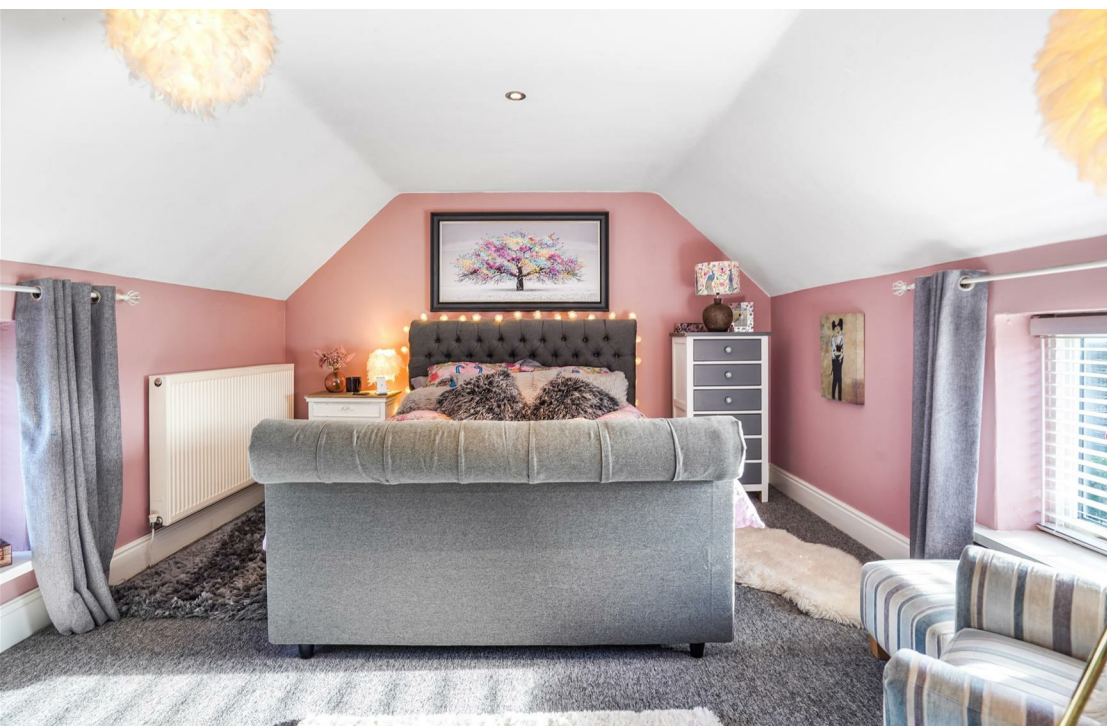
There is a pretty garden the principal feature of the which is the terrace with a traditional outbuilding to one side and a lawn to the other. An Estate fence runs along the field boundary.

## COUNCIL TAX BAND

HBBC Council Tax Band D.









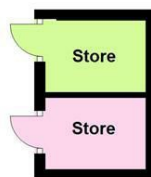




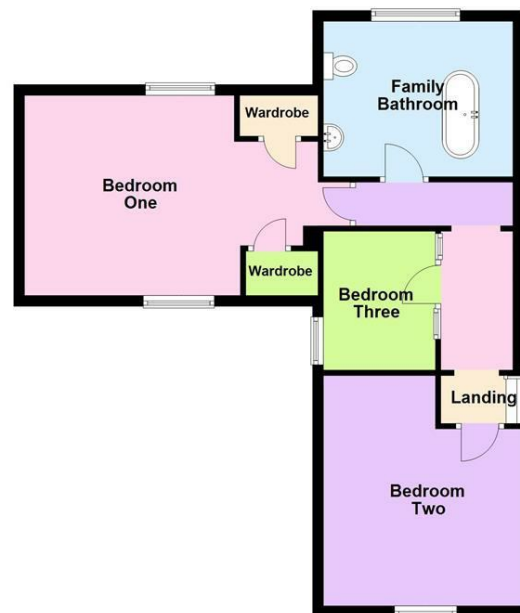




Ground Floor



First Floor



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	54	64
EU Directive 2002/91/EC		



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk