



Cottage Farm Barr Lane,
Higham On The Hill,
CV13 6AW





£1,200,000

GENERAL

An impressive country house set in approximately 6.1 acres. Cottage Farm is in a lovely setting, approximately one mile to the East of Higham on the Hill. The house has been presented to a high standard by the present owners and there is a lovely well established south facing garden together with 6.1 acres of paddocks and a stable yard.

LOCATION

Cottage Farm is located down a quiet country lane, just outside the pretty village of Higham on the Hill, on the edge of rural Leicestershire. Within the village there is Primary schooling. The village is incredibly accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy reach from which there are high speed train services to London, Birmingham, Leicester and Coventry. There are several fine private schools close by including Twycross and Dixie Grammar School.



THE HOUSE

The accommodation is arranged over two floors as follows. Lychgate Porch with double doors opening into the reception hall.

RECEPTION HALL

With stairs rising to first floor. Tiled floor, coving to ceiling, cloaks cupboard. Central heating radiator.

FAMILY ROOM

28' x 18'4"

A magnificent room with bifold doors opening into the garden. The principal features are the wood (multi fuel) burning stove and the bespoke fitted furniture by "Strachan" to include two bookcase/display units and a fitted office/computer area. There is a solid oak floor, wall light points and a central heating radiator.

SITTING ROOM

18'3" x 13'9"

A warm welcoming room with electric fire, coving to ceiling, two ceiling roses and sliding doors opening into the conservatory. Central heating radiator.

DINING ROOM

15' x 11'6"

An elegant room with oak boarded floor, cornicing to the ceiling, central heating radiator.

HOME OFFICE

9'8" x 9'8"

An ideal home office with central heating radiator.

CONSERVATORY

16' x 13'2"

A lovely vantage point from which to enjoy the garden and views over the paddocks to the stables. There is a vertical radiator, French doors opening onto the patio, tiled finish to floor and sliding doors opening into the sitting room and the kitchen.

KITCHEN LOBBY

17' x 6'10"

The kitchen is accessed through a lobby area where there is a very impressive "Sheraton" dresser unit with oak counter top, plate racking, crockery display cupboards with internal lighting and wicker drawers.

LIVING KITCHEN

18'7" x 16'1"

A lovely light room fitted with a comprehensive range of "Sheraton" Shaker style base and wall cabinets in oak, with polished granite work surfaces. The principal features of the kitchen are the "Everhot" Range which has two ovens, a hot plate and an induction hob and also the large extending farmhouse kitchen style table. Integrated appliances include a "Neff" dishwasher, fridge, freezer and an inset one and a half bowl sink unit. There is space and plumbing for an American style fridge freezer. Door to conservatory.

CLOAKROOM

With low flush lavatory and wash hand basin.

UTILITY / BOOT ROOM

13'5" x 8'2"

There are a range of fitted units with plumbing for a washing machine. The utility houses the oil fired boiler. Back door.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.



FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms. Linen cupboard.

MASTER BEDROOM

14'6" x 13'8"

A delightful room with exceptional country views. Central heating radiator.

DRESSING ROOM

The dressing room has a depth of 18'5" and has recently been re fitted with a run of Shaker style fitted wardrobes to include 5 double wardrobes (2 with mirrored doors) and a single wardrobe.

EN-SUITE

Shower enclosure, vanity unit with two wash hand basins and back lit mirror, heated towel rail.

BEDROOM TWO

14' x 13'10"

A good sized double bedroom with coving to ceiling. Central heating radiator.

DRESSING ROOM

The dressing room has a depth of 18'5" and a run of wardrobes runs along one side.

BEDROOM THREE

15' x 9'3"

Another double bedroom. This one featuring twin windows offering extensive views over the Leicestershire countryside towards Market Bosworth and beyond.

BEDROOM FOUR

13'2" x 8'7"

With central heating radiator.

BATHROOM

Suite comprising a shower bath, wash and basin, low flush lavatory, ladder style towel rail.

OUTSIDE

The house is set well back from Barr Lane with an In and Out drive with central lawned island.

THE GARDENS

The South facing garden has been beautifully landscaped with a larger terrace adjoining the house perfect for outdoor dining and family parties. The garden is principally lawned with pretty flower borders and rockeries. There is also an ornamental pond.

THE LAND

A track leads down the side of the house to the stable yard. The land is divided into three paddocks.

STABLE YARD

A range comprising of three loose boxes and a feed store.

IMPORTANT NOTICE

Foul drainage is to a private system.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band G.

















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	62	70
	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