



Sparkhill House, 38 Main Street,
Shackerstone,
CV13 6NR





£1,450,000

GENERAL

A stunning village house on an exceptional plot with views over fields towards Ashby Canal. Sparkhill House is located in the idyllic village of Shackerstone, where properties of this quality rarely come onto the market. The house has been remodelled and upgraded by the present owners with considerable flair and meticulous attention to detail. The accommodation is centred on the sensational living kitchen with bi folds opening onto the garden. On the ground floor there is also a charming sitting room with beamed ceiling and home office. On the first floor there is a sumptuous master bedroom suite with dressing room and shower room together with a guest bedroom suite and two further double bedrooms. The house is set well back from the road with two gated entrance. There is a large garage block with storage over and beautifully landscaped gardens. It should be noted that planning permission has been granted for an annexe to be created utilising part of the garage and the adjoining grooming room. This setup would work perfectly for multi generational living.



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 neighboring 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 reception hall.

RECEPTION HALL

A magnificent reception hall with windows rising through the full height of the house. There is a balustrade staircase rising to the first floor, Amtico flooring and two radiators.

SITTING ROOM

18'3" x 11

A charming room with a heavily beamed ceiling. The focal point is the fireplace housing a "Panaderos" wood burning stove (which will take logs up to 1m long), a media wall and two vertical contemporary radiators.

HOME OFFICE

8'7" x 6'10"

With beamed ceiling, fitted cupboards and shelving. Radiator.

LIVING KITCHEN

31'9" x 23'6" red to 17'7"

A magnificent zoned kitchen. The kitchen area is fitted with an extensive range of contemporary base and wall cabinets with polished quartz worktops and a sink unit with a boiling tap and an insinkerator waste disposal unit. There is a generous array of high end appliances including two "Neff" double ovens, an "AEG" bean to cup coffee machine and "Miele" dishwasher. There is a large central island with breakfast bar and an induction hob with integrated extractor by "Faber". There are also wireless charging points in the breakfast bar and five vertical contemporary radiators. There is an Amtico finish to the floor and bi-fold doors opening into the garden.

UTILITY ROOM

7'5" x 5'7"

There are fitted base units under which there is plumbing for a washing machine and space for a further appliance.

CLOAKROOM

With low flush lavatory wash hand basin set in vanity unit and ladder style towel rail.

ON THE FIRST FLOOR

A balustrade staircase rises from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms. Two radiators.

MASTER BEDROOM

15'5" x 11'2"

There is a magnificent window, filling the whole gable wall overlooking the garden. French doors open onto a Juliet balcony, there are two vertical radiators and door the to en-suite.

EN-SUITE

A stylish and luxurious en suite fitted with a walk in shower enclosure with rainfall and hand held shower attachments, low flush lavatory and dual wash hand

basins with backlit mirror behind. A particular feature has been made of the original brickwork which has been exposed on one wall. Sliding doors open into the dressing room. Radiator.

DRESSING ROOM

12' x 10'

A really generously proportioned dressing room with fitted drawers and plenty of hanging space. Radiator.

GUEST BEDROOM

15'7" x 9'2"

An impressive guest bedroom with vaulted ceiling and french doors opening onto a Juliet balcony. Vertical radiator.

EN-SUITE

Walk in shower enclosure with rainfall and hand held shower attachments, wash hand basin, low flush lavatory and ladder style towel rail.

BEDROOM THREE

12'6" x 9'

Overlooking the garden and countryside beyond. Vertical radiator.

BEDROOM FOUR

10'9" x 9'1"

A double bedroom with central heating radiator.

BATHROOM

A fashionable contemporary bathroom. There is a bath tub with shower fixture, walk in shower enclosure with rainfall and hand held shower attachments, low flush lavatory and wash hand basin. Radiator.

OUTSIDE

The cottage is approached through two gated entrances with a drive leading to the garage block, in front of which there is a parking area.

DOUBLE GARAGE

33'1" x 18'8"

An impressive garage which had previously been designed to house a motor home or caravan. Electric roller shutter door and door to a storage loft. (Any purchaser wishing to park their motor home or caravan in the garage should check the dimensions).

GROOMING STUDIO

12'7" x 6'2"

Used by the current owner as a dog grooming studio. There is a sink unit in the lobby area.

THE FRONT GARDEN

To the front is a beautiful lawned garden with mature flower and herbaceous borders running around the perimeter.

THE MAIN GARDEN

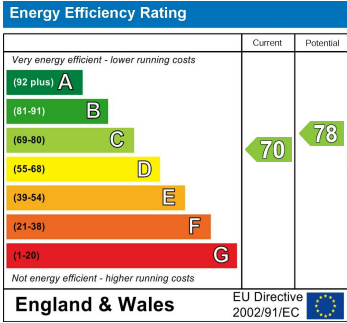
The main garden is to the rear of the property it is principally lawned with a post and rail fence running along the field boundary. There is an oak gazebo, a perfect spot for al fresco dining and enjoying the idyllic views towards the Canal. Opening onto the garden are a range of outbuildings including a brick built outbuilding and log store.

IMPORTANT NOTICE

Both driveways are owned by the house. There is a cottage to the left side of the driveway which we understand has access over the drive.

COUNCIL TAX BAND

Hinckley and Bosworth Tax Band G.















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