



The Croft, 19 Ormes Lane,
Ratcliffe Culey,
CV9 3PB





£975,000

GENERAL

A charming cottage in idyllic setting with sensational gardens. The Croft is a charming cottage which has been improved with considerable style by the present owners. The accommodation briefly includes an impressive sitting room with wood burning stove, dining room and large living kitchen. On the first floor there are five bedrooms (including an en-suite), a bathroom and separate shower room. Outside, there is a large detached garage with room over, WC and utility area with the potential to convert into self contained accommodation subject to the usual consents. The beautifully laid out gardens are an outstanding feature of the property and there are stunning views towards All Saints Church and over the fabulous gardens beyond.



LOCATION

Ratcliffe Culey is a small West Leicestershire village set in pretty countryside. Despite Ratcliffe being a relatively small village there is a Post Office and Public House. The village is close to the A5 giving access to Birmingham and Coventry. There are more comprehensive amenities in the historic town of Market Bosworth to the East where the Dixie Grammar School is located and Atherstone to the South. The village is also within the catchment for the "Outstanding" rated The Market Bosworth School. There is also a highly regarded private school at Twycross and mainline railway station at Nuneaton.

THE COTTAGE

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

RECEPTION HALL

With oak boarded floor, stairs rising to first floor, storage cupboard and door to cloakroom.

CLOAKROOM

Low flush lavatory, wash hand basin.

SITTING ROOM

24'6" x 15'5"

A very impressive room with French doors opening into the garden. There is a wood burning stove, bay window overlooking the gardens. Beamed ceiling and central heating radiator.

DINING ROOM

20'2" x 11'2"

A delightful room with a range of built in storage cupboards and book shelves. There is an oak boarded floor, central heating radiator and beamed ceiling.

LIVING KITCHEN

25'8" x 11'

A superb open plan living space. The kitchen area is fitted with a range of "Plain English" custom built base and wall cabinets with fronts painted in traditional colours

and a hardwood work surface with inset sink unit. There is a Range style cooker by "John Lewis" with six gas burners, two ovens and a pan drawer with extractor over. Other integrated appliances include a "Bosch" dishwasher and larger fridge. There is an oak boarded floor and a useful storage cupboard in the dining area.

UTILITY ROOM

10' x 6'

Fitted base unit with single drainer sink unit and back door to the garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms, bathroom and shower room.

MASTER BEDROOM

14'6" x 12'1"

A pretty room that overlooks the garden. There are two hanging cupboards, central heating radiator and door to the en-suite.

EN-SUITE

Shower enclosure, wash hand basin, low flush lavatory and chrome ladder style towel rail.

BEDROOM TWO

12'3" x 11'6"

A lovely light room with double aspect windows and views towards the church and over the gardens. Central heating radiator.

BEDROOM THREE

11'9" x 7'6"

Views towards the church. Central heating radiator.

BEDROOM FOUR

11'9" x 7'10"

With fitted cupboards and views towards the church. Central heating radiator.

BEDROOM FIVE

7'9" x 7'4"

A single bedroom used by the current owners as a home office. Cupboard and central heating radiator.

BATHROOM

The bathroom is fitted with a traditional suite comprising a panelled bath, low flush lavatory and wash hand basin set on a traditional style vanity unit with a marble top. Ladder style towel rail.

SHOWER ROOM

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

OUTSIDE

Double gates open onto a parking area fronting onto which is the double detached garage.

DOUBLE DETACHED GARAGE

17'8" x 17'6"

With two electric up and over doors. A further personnel door opens into a utility area where there is plumbing for a washing machine and a WC with a low flush lavatory and wash hand basin. Stairs rise to a room.

ROOM ABOVE THE GARAGE

21' x 9'8"

A very useful room with potential for a number of uses. It has previously been used as a play room but would make a great home office / hobby room.

(Second measurement is 7'6" measured to 5' eaves height).

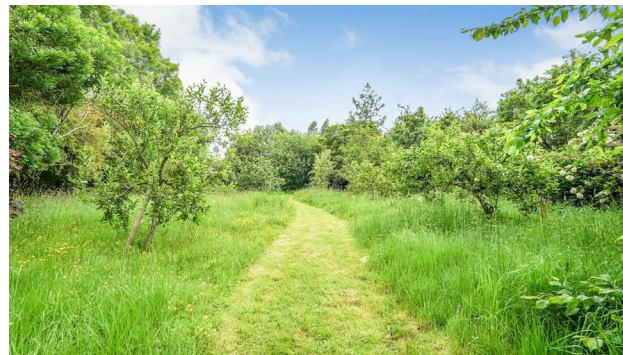
THE GARDENS

The gardens have been created by a professional garden designer to provide year round interest and has been organically managed for the past 10 years. There are a number of sheltered seating and outdoor eating areas throughout the gardens. To the front of the cottage is a Beth Chatto inspired gravel garden. There is great variety through the rest of the garden with lawns, heavily stocked flower and perennial borders, a formal vegetable garden, an orchard and a wildlife friendly section with great biodiversity.

There is also ample storage and working areas where four storage sheds and a greenhouse are located. A particular feature is the beautiful shepherd's hut which the present owner has used as an outdoor office in the Summer months.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band G.

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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