

The Croft & Leascroft 30 & 30A Main
Street,
Orton on the Hill,
CV9 3NN





£1,250,000

GENERAL

A superb village plot comprising a traditional dormer bungalow called 'The Croft' and a contemporary house called 'Leascroft' in an idyllic setting of approximately 2.77 acres of gardens and paddocks. Both properties are set in beautifully landscaped gardens and have exceptional Southerly views over the adjoining paddocks. It should be noted that there is potential, subject to the usual consents, to extend and further develop each property and indeed the owner has prepared plans for an additional dwelling which are available to any purchaser.

The property would be ideal for an extended family or a single purchaser wishing to generate an additional income through rental or Airbnb.



LOCATION

The properties are located in the highly regarded village of Orton on the Hill on the Leicestershire/Warwickshire borders. The property is surrounded by open countryside and has good access to the main Midlands motorway network via the A5/A444 and Junction 11 of the M42, Birmingham airport is also within easy reach and there is a main line rail service to London from Nuneaton. There is private schooling which can be found at Twycross and Market Bosworth. The historic town of Market Bosworth is close by. In Market Bosworth there are some interesting shops and restaurants overlooking the market place and there are some lovely walks in the area.

THE CROFT

A magnificent dormer bungalow with spacious, well proportioned accommodation set in idyllic gardens with wonderful country views. Although the bungalow has been well loved and looked after it does now require some modernisation. The accommodation briefly comprises an impressive sitting room, dining room, breakfast kitchen and conservatory. There are three double bedrooms with an en-suite to the master and a further bedroom/dressing room off the third bedroom which is located on the first floor.

The accommodation is arranged as follows. Front door opening into reception hall.

RECEPTION HALL

An impressive introduction to the bungalow. There is coving to the ceiling, a dado rail and stairs rising to first floor.

SITTING ROOM

19'10" x 17'4"

A lovely light room with an open fireplace and sliding patio doors opening into the garden. Central heating radiators. Opening into the dining room creating a superb open plan space for family parties.

DINING ROOM

16' into bay x 11'4"

An elegant room with an ornamental fireplace and bay window. Central heating radiator.

BREAKFAST KITCHEN

21'9" x 9'8"

The kitchen overlooks the garden and is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a double oven and "Neff" gas hob, with extractor over. Sliding doors open from the breakfast area into the conservatory. (second measurement 12' max)

CONSERVATORY

9'1" x 8'2"

A lovely vantage point from which to enjoy the garden and views. Tiled finish to floor and French door to garden.

UTILITY AREA

9' x 4'8"

With Terrazzo tiled floor and door to garden.

MASTER BEDROOM

13'max x 11'3"max

Overlooking the garden. Fitted wardrobes, central heating radiator and wash hand basin. Door to en-suite.

EN-SUITE

Shower enclosure, wash hand basin and low flush lavatory.

BEDROOM TWO

13' x 12'

A double bedroom with fitted wardrobes and dressing table. Coving to ceiling. Central heating radiator.

SHOWER ROOM

Shower enclosure with electric shower, wash hand basin, low flush lavatory.

ON THE FIRST FLOOR

Stairs rise from the reception hall to a small landing, opening off which is bedroom three. There is also a door to a roof storage area.

BEDROOM THREE

13'8" max x 11'10"

Window seat with roof light from which the views can be enjoyed. Fitted wardrobes and door to large dressing room.

BEDROOM FOUR/DRESSING RM

11'4" x 8'2"

This is a good size room which could be used as a bedroom, dressing room and could also make a wonderful en-suite. There is a roof light and central heating radiator. (6'1" measured to 5' eaves height).

DETACHED GARAGE

19'3 x 16'3

With electric roller shutter door and double doors opening into the garden. There is boarding to the eaves ideal for storage.

THE GARDEN

The bungalow is set in lovely mature gardens which wrap around three sides of the property. There are sweeping lawns with heavily stocked flower and herbaceous borders.

LEASCROFT

The house was built to the design and specification of the present owner in 2007. The well balanced accommodation includes an open plan living room with dining and sitting areas, a good sized conservatory and breakfast kitchen. On the first floor there is a master bedroom with en-suite, two further bedrooms and bathroom.

THE ACCOMMODATION

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



RECEPTION HALL

Balustrade staircase rising to first floor, understairs storage cupboard.

CLOAKROOM

With low flush lavatory, corner wash hand basin and ladder style towel rail.

SITTING ROOM

21'4" x 10'5"

A charming room with an open Victorian style fireplace. There are two central heating radiators and bifold doors opening into the conservatory.

BREAKFAST KITCHEN

15'6" x 13'2"

Overlooking the garden. The kitchen is fitted with a generous range of base and wall cabinets positioned around the 'Rangemaster' cooker which has two ovens and a part induction hob with 'Stoves' extractor above. There is also an 'Hoover' washing machine, a 'Caple' tumble dryer and 'AEG' dishwasher. Inset sink and drainer unit. Stable door to garden.

CONSERVATORY

12'5" x 9'9"

A superb conservatory. There are window seats with plenty of storage space, French doors to garden. It should be noted that the present owner uses the conservatory as a pool room and has a slate bed table which they are prepared to include at no extra charge.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and bathroom.

MASTER BEDROOM

12'5" x 10'5"

Overlooking the garden and paddocks beyond. A lovely light room with fitted wardrobes and knee hole dressing table. Central heating radiator.

EN-SUITE

A good sized en-suite. There is a shower enclosure, wash hand basin set in vanity unit with fitted cupboards underneath, a chrome ladder style towel rail and low flush lavatory. There is also an airing cupboard with central heating radiator.

BEDROOM TWO

11'2" x 8'6"

Double bedroom with views over the garden. Central heating radiator.

BEDROOM THREE

11'2" x 6'9"

With country views. Central heating radiator.

BATHROOM

Suite comprising a panelled bath, low flush lavatory, wash hand basin with chrome ladder style towel rail.

THE GARDEN

The house has a lovely South facing garden with a patio adjoining the house.

INTEGRAL GARAGE

17' x 9

The integral garage is attached to the Leascroft and houses the oil fired central heating boiler. It can be accessed through a metal up and over garage door.

OUTSIDE

The bungalow and house are both well set back from the road and approached down a shared drive. Leascroft has its own separate access off The Main Street.

THE PADDOCK

The land is divided into two paddocks separated and enclosed by hedges which have been allowed to grow out and are haven for wildlife.

COUNCIL TAX BANDS & EPCS

The Croft - HBBC - Council Tax Rating E - EPC Rating E

The Leascroft - HBBC - Council Tax Band D - EPC Rating C

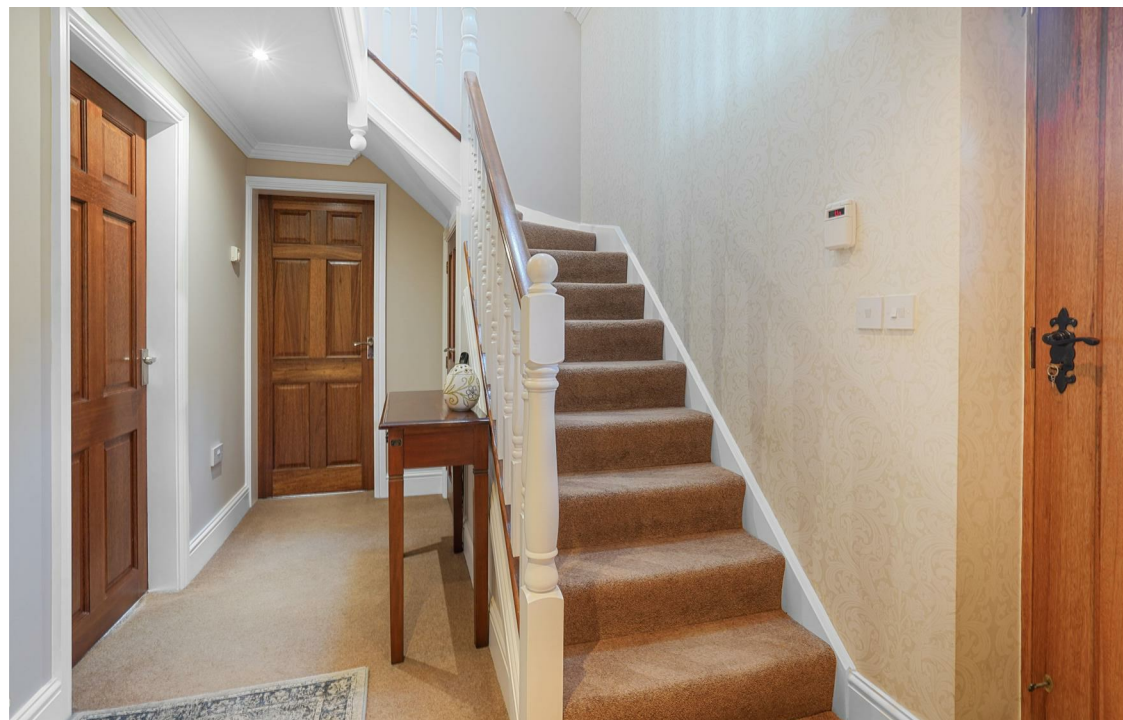














Ground Floor



First Floor



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