

Corner Farm,  
Francis Lane,  
Newton Burgoland, Leicestershire LE67 2SD









Offers in Excess of £750,000

#### GENERAL

Corner Farm is a stylish village house which has been extended and much improved in recent years. The stylish interior includes a fabulous living kitchen with beamed ceiling and three further receptions. On the first floor there are five bedrooms with a dressing room and en-suite to the master bedroom, together with a luxurious family bathroom. The beautifully landscaped gardens are South facing and gives access to a yard with an impressive range of stables. There is potential to further develop the property with planning granted for a one bedroom annexe over the detached double garage. Although the four acre paddock does not directly adjoin the property, it is a short walk down a small country lane next to the house.

#### LOCATION

Newton Burgoland is a highly desirable village set in some of the prettiest Leicestershire countryside located midway between the market towns of Ashby de la Zouch and Market Bosworth. Amenities in the village include a primary school, which was designated as "outstanding" in its last Ofsted report and the renowned Belper Arms. There are some lovely walks in the area and the exclusive health resort of Champney Springs is close by. There are several private schools in the locality including Dixie Grammar in Market Bosworth, Twycross School and Ashby Manor House in Ashby de la Zouch. Newton Burgoland is well located for access to the M42 and M1. Birmingham, Leicester, Nottingham, Derby and East Midlands International Airport are therefore all within easy reach.

#### THE HOUSE

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



### DINING HALL

6.83m x 3.78m (22'5" x 12'5")

A fabulous open plan living space with polished limestone floor, beamed ceiling, two central heating radiators, stairs rising to first floor and double doors opening into the sitting room.

### SITTING ROOM

6.30m x 4.19m (20'8" x 13'9")

An impressive room, the principal feature of which is the large inglenook fireplace housing the wood burning stove. There are sliding patio doors and french doors opening onto the patio. Polished limestone floor and central heating radiator.

### LIVING KITCHEN

7.37m x 4.09m (24'2" x 13'5")

The kitchen has been extended and substantially re-modelled by the present owners. Bi fold doors which open into the garden run along one wall making this a wonderful light space. (latter measurement reduces to 11'9").

### KITCHEN AREA

The kitchen area has been fitted with a fashionable range of base and wall units with painted fronts and polished quartz work surfaces. The high-end integrated appliances include two "Neff" ovens and an induction hob with retractable extractor behind. There is a Rayburn range which, when required, can heat the water and provides lovely background heat through the winter months. The present owners have also exposed the original beamed ceiling. Doors to the boot room and snug.

### SNUG

3.86m x 3.66m (12'8" x 12')

There is an open fireplace with marble inset and hearth. Timber style floor, beamed ceiling and central heating radiator.

### BOOT ROOM

2.64m x 2.01m (10'4" x 6'7")

Also opens off the kitchen. Central heating radiator and door to the utility room.

### UTILITY ROOM

2.13m x 1.68m (7' x 5'6")

Fitted base unit incorporating a Belfast sink beneath which there is plumbing for a washing machine. Door to the garden and to the cloakroom.

### CLOAKROOM

Double flush lavatory.

### ON THE FIRST FLOOR

Stairs rise from the dining hall to the galleried landing.

### MASTER BEDROOM

3.86m x 3.51m (12'8" x 11'6")

A charming room with fitted wardrobe and central heating radiator. Opens into a dressing area. (first measurement is 17'3" measured into eaves).

### DRESSING ROOM

3.61m x 2.51m max (11'10" x 8'3" max)

Central heating radiator. (latter measurement reduces to 6'5").

### EN-SUITE

There is a glass shower enclosure with electric "Mira" shower, wash hand basin set in vanity unit with mosaic splashback, low flush lavatory. Central heating radiator.

### BEDROOM TWO

4.19m x 3.53m (13'9" x 11'7")

With views over the garden and countryside beyond. Central heating radiator.

### BEDROOM THREE

3.86m x 3.56m (12'8" x 11'8")

Central heating radiator.

### BEDROOM FOUR

3.28m x 2.92m (10'9" x 9'7")

With views over the garden and countryside beyond. Central heating radiator.

### HOME OFFICE/BED FIVE

2.54m x 2.18m (8'4" x 7'2")

With roof light and central heating radiator.

### FAMILY BATHROOM

The bathroom has been fitted with a contemporary white suite comprising a panelled bath a washbowl on vanity unit and low flush lavatory. There is a double sized shower enclosure and traditional heated towel rail.

### OUTSIDE

An electric sliding gate opens onto the drive which leads to the double garage.

### THE GARDEN

The garden is principally lawned to the rear, with pretty flower and herbaceous borders and an ornamental pond with water feature.

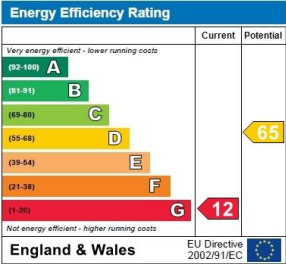


STABLE YARD

A further sliding electric gate opens onto the stable yard. The STABLE BLOCK comprises three stables, a tackroom and a lean-to fodder store.

THE PADDOCK

The paddock is an absolutely wonderful addition to the property. The paddock is divided into two fields and is down to permanent pasture. There are some fine, mature trees and the present owners have planted a small spinney at one end of the paddock.































GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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