



West End Farm
West End | Bitteswell | Leicestershire | LE17 4SE

WEST END FARM



An extensive and imposing 18th century farmhouse with over 4000 ft.² of accommodation set in the heart of this beautiful Leicestershire village.



KEY FEATURES

West End Farm is a Grade II listed home built in 1789.

It offers three stories of accommodation and a wealth of late Georgian and early Victorian features.

The ground floor has a large dining hall, a drawing room and a well-equipped kitchen/breakfast room with Aga all rooms are overlooking the village green. At the rear there is a gorgeous snug with vaulted ceiling and a log burner and has views over the garden. Also at the rear is a cloak room, utility room and a large cellar with barrelled ceiling.

There are six well-proportioned bedrooms with four bathrooms two of which are ensuite. The three bedrooms on the second floor have fitted wardrobe. All bedrooms overlook the village green.

The property has a wealth of period features including the nine windows at the front of the house (405 panes of glass) all secondary double glazed, charming fireplaces, exposed ceiling timbers and stripped doors.

The property has gas central heating.

It is offered for sale with no onward chain.





SELLER INSIGHT

“ We loved West End Farm as soon as we saw it and bought it after our very first visit.

Since then, we have made the house our own with a new kitchen with an Aga, an extension to the utility room, the addition of bathrooms on the second and third floors and we also installed double glazing.

Now it is a lovely comfortable home ideal for everyday life and entertaining alike. The rear snug is lovely whatever the time of day getting the morning light from the east then it is nice and cosy with the log burner in the cooler evenings, so we spend quite a lot of our time in there.

The whole property is very welcoming for family and friends. We have had many 'get togethers' and there is plenty of room for guests to stay over.

Outside the garden serves as an extension to the indoor living accommodation during the warmer months. Being south facing the garden gets the sun all day, which we often enjoy from the loungers on the lawn or dining al fresco on the patio. The garden is a generous size and mostly laid to lawn with shrubs, potted plants, flowers and two lovely old trees. We love looking over the village greens out of the front windows and the garden out of the rear.'

Bitteswell is a very friendly village with a great sense of community' say the owners.' The church and village hall host lots of events including the WI, Parish Council meetings, flower festivals etc. There is also an excellent primary school in the village, two public houses and of course the well maintained and protected village greens where many picnics for various events have been held. For the walkers there are several routes around the village.

The local area has much to recommend too. Lutterworth is just a twenty-minute walk. There are a variety of shops including small independent shops, food shops including Waitrose, cafes, restaurants, doctors, dentist, a fine town hall and a museum.

A bus runs from Rugby to Leicester and stops every hour at Bitteswell stopping at Lutterworth."*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















Outside

The property overlooks the Village Green and is surrounded by mature trees. There is gated vehicle access to a large rear garden with a pea gravel, circular driveway with the remaining garden dedicated to lawn, shrubbery and flowers. There is an array of outbuildings which currently have planning permission granted for conversion into a one-bedroom annexe, which could complement the accommodation in the main house and offer an excellent rental income or perfect accommodation for an elderly relative or independent young adult.







LOCATION

Situated within the county of Leicestershire and part of a conservation area, Bitteswell is a popular and well-served village providing the 'Outstanding' rated Primary school, nearby Montessori Nursery, two public houses, a popular village hall and well-attended Church. The nearby town of Lutterworth provides day-to-day shopping including a Waitrose, butchers and doctors surgery. Sporting activities include leisure centre, cricket, rugby and football clubs along with Lutterworth Golf Club. There is Secondary Education in Lutterworth with private schooling in nearby Rugby. Commuter links are excellent with the M1, M6 and A14 all within easy distance giving excellent access to all local business centres, with airports at Birmingham, Nottingham and East Midlands. Rugby provides a rapid train link to London Euston inside 50 minutes and Market Harborough provides a train service to London St. Pancras International in about one hour. For more local travel, there is an hourly bus service from Leicester to Rugby via Bitteswell.



INFORMATION

Services

Mains gas, mains water, electricity and broadband are connected.

Local Authority

Harborough District Council

Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Claire Heritage 07894 561313 and Sam Funnell 07714515484.

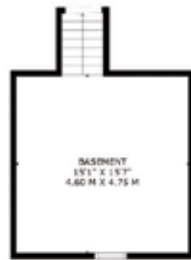




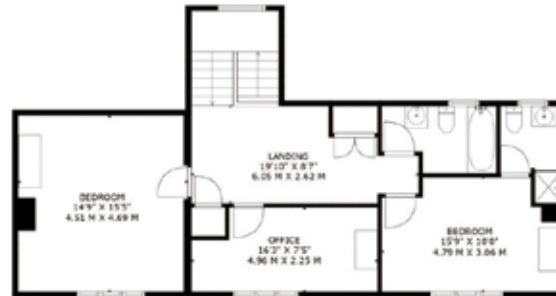
GROUND FLOOR



FIRST FLOOR



BASEMENT



SECOND FLOOR



OUTBUILDINGS

GROSS INTERNAL AREA: 3244 sq ft, 302 m²
 ADDITIONAL AREAS TOTAL: 909 sq ft, 84 m²

OVERALL TOTALS: 4153 sq ft, 386 m²

Sizes And Dimensions Are Approximate, Actual May Vary.



EPC EXEMPT



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby
01788 820070 | 07894 561313
email: claire.heritage@fineandcountry.com

Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby
01788 820037 | 07714 515484
email: sam.funnell@fineandcountry.com

Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

