

West Cottage Shawell Lane, Cotesbach, LE17 4HR



£585,000

Adams & Jones are delighted to offer for sale this beautiful three/ four double bedroom semi-detached home which dates back to 1881 the Arts & Crafts era retaining a wealth of charm and character. WITH A BARN AND Paddock This lovely home is situated in a quiet location and has stunning landscaped gardens with the advantage of having a fifteen metre barn which provides an extra bedroom, a potting shed and a quarter of an acre adjoining paddock. The current owners have extended and improved the property to a very high standard throughout which provides spacious family living accommodation set over two floors. The accommodation comprises: Entrance porch, lounge with wood burning stove, open-plan breakfast kitchen & dining room, boot room, ground floor bathroom with separate shower and a laundry room. On the first floor you will find three generous double bedrooms and a family bathroom with separate shower, and a study/ nursery. Outside to the front there is an electric car charging point, a detached garage and a gravel drive which provides ample parking. Early viewing is advised to avoid disappointment.

Service without compromise

Entrance Porch 6' x 3' (1.83m x 0.91m)



Step into this lovely home via a bespoke commissioned Arts and Crafts wooden door. The stairs rise to the first floor.

Lounge 12'0" x 15'3" (3.66m x 4.66m)



The lounge has feature oak timber ceiling beams and a bay window to the front aspect. The main focal point of this lovely room is the inglenook fireplace which houses a wood burning stove. Engineered oak flooring.

Breakfast Kitchen 20'2" x 11'10" (6.15m x 3.63m)



This fabulous breakfast kitchen is open-plan to the dining room and is the heart of the home. Fitted with a wide range of shaker cabinets with granite surfaces. The range style cooker is set into an inglenook with an extractor canopy. Porcelain undermounted bowl and half sink unit with mixer taps. Space for a dishwasher and fridge freezer. Breakfast bar with seating. Attractive slate flooring. The Gas central heating boiler is wall mounted.

Breakfast kitchen) Photo Two)



Dining Room 12'11" x 14'10" (3.94m x 4.53m)



Opening from the breakfast kitchen this dining room has been extended to provide space to seat eight to ten guests including spacious room for a piano and craft area. Dual aspect windows, attractive slate flooring and a set of French doors open onto a paved terrace and the landscaped gardens.

Boot Room 10'0" x 6'2" (3.05m x 1.9m)



Situated at the rear of the home this useful boot room has ceramic tiled flooring, storage cupboards and a built-in storage seat which is ideal to sit and put your boots on. A glazed door gives direct access to the rear of the property.

Utility Room 5'6" x 4'11" (1.7m x 1.50m)



Having space and plumbing for a washing machine and tumble dryer. Ceramic floor tiles. Ample space to hang all your outdoor coats and shelving for linen.

Downstairs Bathroom 16'1" x 4'3" (4.92m x 1.32m)



Fitted with a low level WC, pedestal hand wash basin, separate electric power shower, corner bath, half height wood panelling and a Victorian style heated towel rail.

Landing

The landing gives access to three double bedrooms and the family bathroom. The loft is boarded and provides extra storage which is a 6 x 3 metre space with the potential to convert to a room.

Principal Bedroom 14'11" x 12'0" (4.56m x 3.66m)



This lovely light and airy super king-sized bedroom has oak style flooring, dual aspect windows that enjoy rural views and there is adequate space for bedroom furniture.

Bedroom Two 11'11" x 11'11" (3.65m x 3.65m)



A double bedroom with a window to the front aspect having lovely open views and a period cast iron fireplace.

Bedroom Three 12'0" x 11'11" (3.66m x 3.65m)



A double bedroom with a window to the rear aspect having views over the gardens & countryside, a period cast iron fireplace and a built in storage wardrobe.

Study / Nursery 5'11" x 5' (1.80m x 1.52m)



This room is currently being used as a study and has a window to the front aspect and an electric wall heater.

Family Bathroom 7'9" x 7'2" (2.38m x 2.19m)



Fitted bathroom has a low level WC, square hand wash basin set onto a bespoke drawer unit, a jacuzzi bath with hand held shower attachment, separate shower cubicle, chrome heated towel rail, ceramic wall and floor tiles and an illuminated mirror.

Family Bathroom(Photo Two)



Garden



The beautiful landscaped gardens are a true delight and have many areas to enjoy relaxing and enjoying al-fresco dining in the summer months on the paved terrace. The lawns are manicured and there is a beautiful mountain ash tree, various fruit trees honeysuckle climbers, rosebushes and neatly clipped beach hedgerow. There is a potting shed and a five bar gate leads to the adjoining paddock land.

Garden(Photo Two)



Garden (Photo Three)



Garden (Photo Four)

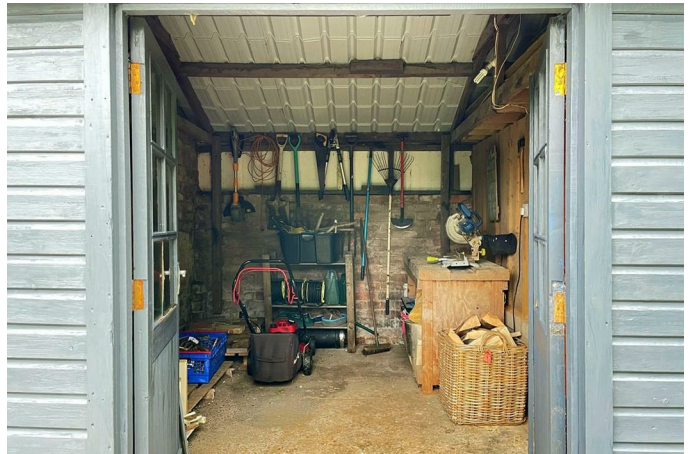


Barn 47'9" x 10'11" (14.56m x 3.35m)



This stunning barn has been converted into three rooms to include a workshop, hobby room and the main room of the barn has a wood burning stove and is the ideal space to entertain family and friends. There is also ample space for extra guests to stay over.

Barn Wood Store Photo 9' x 11' (2.74m x 3.35m)



Barn Hobby Room Photo 8' x 11' (2.44m x 3.35m)



Driveway & Parking



Turn into a private lane onto the gravel drive which leads to the detached garage and there is ample room to park several cars. There is a high speed electric car charging point.

Paddock



The delightful adjoining paddock is approximately three quarters of an acre or thereabouts and is framed by mature hedgerow and planted fruit trees. This beautiful outside space is a true haven and has a multitude of possibilities.

Paddock & Garden Photo



Location

The house is positioned between both the friendly village of Cotesbach close to Lutterworth market town and Rugby easy access via M1/M6/A5, London Euston can be reached in 48 minutes from Rugby train station or hop on at Market Harborough which can be reached in six minutes to arrive in St Pancras in 55 minutes. Cotesbach Village has a thriving village hall that offers yoga, dance classes and art & craft classes, children's and adults social gatherings throughout the year. The village also has a café, butchers and Educational centre with various courses

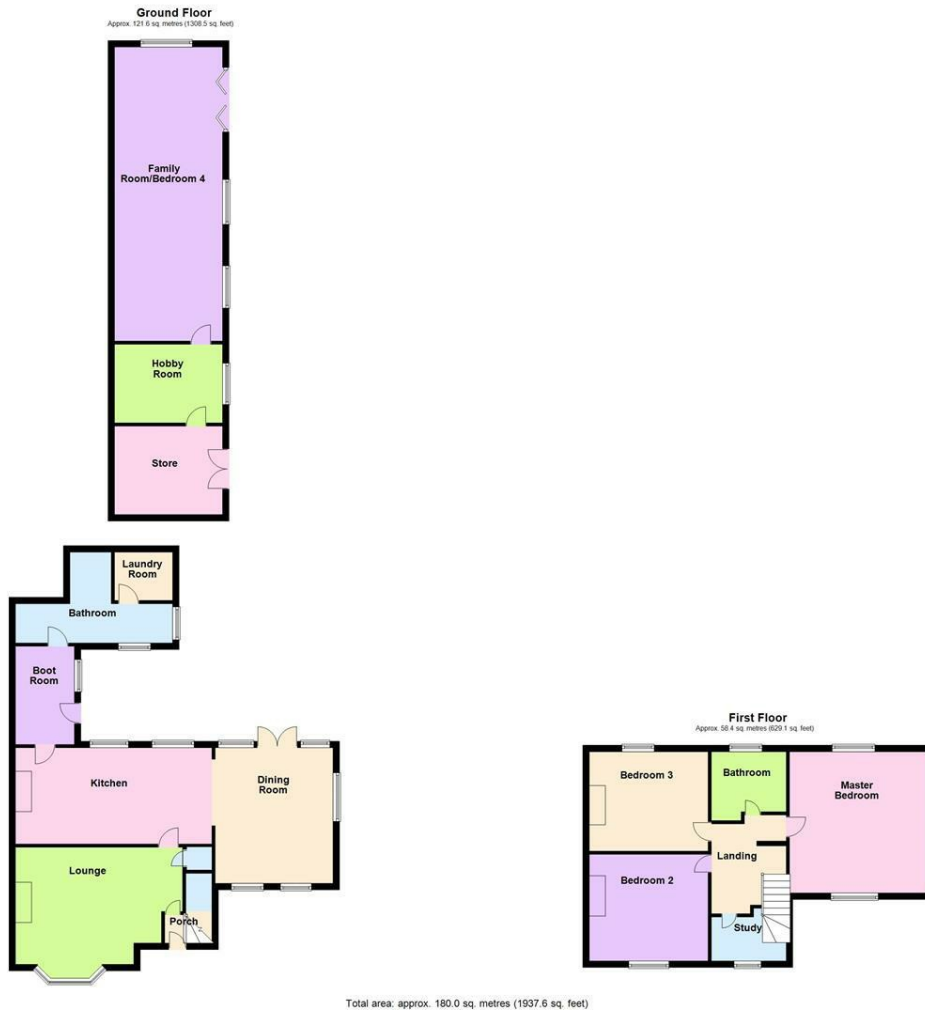
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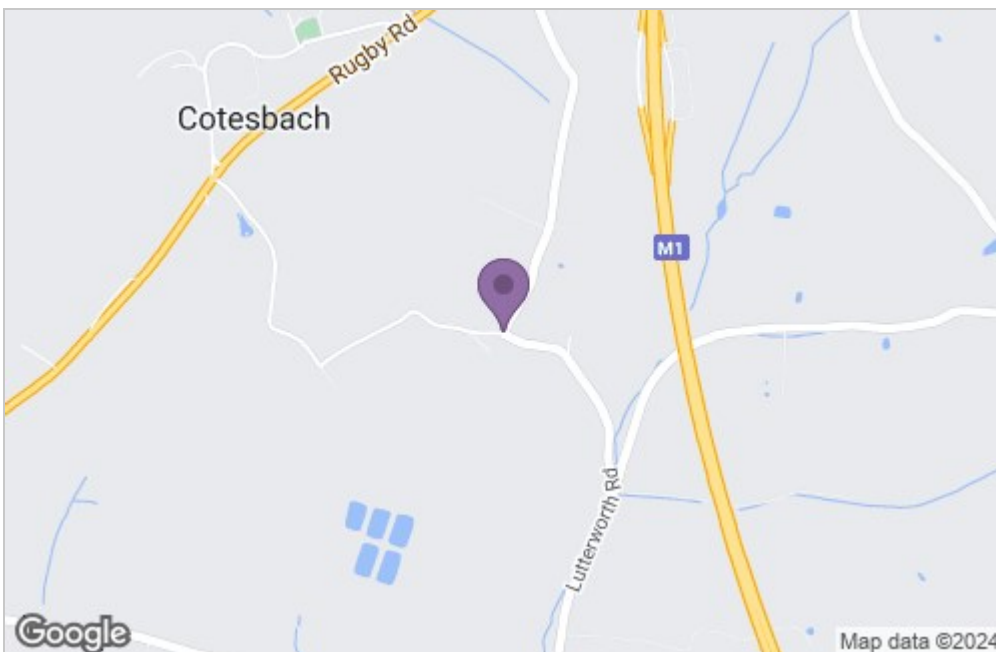
including wine tasting, art, cooking, woodwork craftsmanship and upholstery. Lutterwoth golf club is within five minutes drive. Shawell is within walking distance and offers fine dining at the White Swan pub, a community village hall that runs events for the local villagers and has an excellent local Play School, that is a feeder to Swinford primary School. A short 6min drive away in Swinford with an award winning family pub, Chequers, playground and with an OFSTED rated 'Good' Village primary school. Nearby Stanford Hall organises festivals and music concerts including a balloon festival, national firework competition display, and provides glamping, wild swimming and boating on the lake facilities. Fantastic range of independent schools and can we find a Rugby and Lutterworth. Further amenities such as a petrol station, fishing lakes, cricket/football sports clubs and beauty salons can be found in the joining villages. While surrounding countryside provides miles of walks and cycling routes through woodlands along canals and the marina.

Service without compromise

Floor Plan



Area Map



Energy Efficiency Graph

