

**Upton House
Main Road
Upton**







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Upton

Nuneaton

CV13 6JX

Situation

Upton is a small village set in some of West Leicestershire's most attractive countryside a short drive from the historic town of Market Bosworth which has an extensive range of shops, restaurants and schools.

Upton House is just a short drive away from two well regarded independent schools; Dixie Grammar in Market Bosworth and Twycross House in Twycross.

The village is perhaps best known for the Sparkenhoe Cheese Company where there is also a farm shop and cafe. The Battle of Bosworth site is a short distance away and the area is popular with walkers and cyclists.

There are good road links available via the A5 and A444 which give easy access to the M1, M6, M42 and M69 motorway which in turn access major cities including Leicester, Birmingham and Coventry. There is a mainline station at Nuneaton with a high-speed service to London Euston (approximately 55 minutes on fast trains).

The village of Upton also has the benefit of super fast broadband and 4G mobile coverage.



Birmingham

1 Colmore Row Birmingham B3 2BJ

0121 233 6400

jamie.carter@knightfrank.com

knightfrank.co.uk



A handsome Georgian House in a prime village location.



Twycross 4.7 miles, Market Bosworth 5.5 miles, Nuneaton 6 miles, Tamworth 12 miles, Coventry 16 miles, Leicester 16.4 miles, Birmingham 27 miles, Nottingham 35 miles (distances approximate)

Upton House

A wonderful village property dating from circa 1750 set in beautifully landscaped gardens extending to approximately 0.85 acres.

Much of the period character has been preserved, cleverly combined with sophisticated contemporary styling.

There is an elegant annexe created by the conversion of an adjoining barn plus a one-bedroom apartment. There is considerable flexibility as to how the space is used as the annexe and apartment connect directly to the main house, making it perfect for multi generation living or for staff/rental unit.

The front door is set inside a pretty storm porch which opens to a large, light and bright reception hall with panelled walls and a timber boarded floor. Doors radiate off to the study, sitting room and kitchen and a turning staircase rises to the first floor landing area. Upton House has a lovely flow to the accommodation; each room flows effortlessly in to the next creating a real light and airy feel to the space.

The sitting room, located at the front of the house is elegant and bright. The lovely open fireplace with marble surround is the focal point of the room. There is built in book shelving and a large sash window overlooks the front garden and floods the room with light. Two steps lead up to the fabulous conservatory.

The conservatory is a beautiful room which does now require renovation. There are French doors opening onto the garden and double glass panelled doors that flow through to the drawing room.

The drawing room is unique in character with a vaulted ceiling and exposed A frame roof timbers. There is a fireplace housing a wood burning stove and the dual aspect combined with the glass panelled double doors makes the space light and bright.

A step descends to the dining orangery which again flows on to the kitchen creating a sensational open plan living space, perfect for entertaining. The orangery has a wood effect floor and a door opens out to the garden and courtyard. There is a lovely glass topped well feature adding yet further character and underfloor heating. There is a door to the large utility room and another to an inner hallway, boot room and guest cloak room, WC.





The kitchen is fitted with a range of bespoke painted base and wall units with corian work surfaces and upstands incorporating a Belfast sink. Miele integrated appliances include an oven with induction hob and extractor over, dishwasher, microwave and coffee machine (bean to cup). There is also a large larder fridge and separate fridge. The units are arranged around the oil-fired Aga which has two ovens and provides hot water. There is a large breakfast island providing additional work space and storage under. The kitchen has the benefit of a good sized, walk-in pantry which further leads down to the cellar.

Completing the ground floor accommodation is the study/home office located at the front of the house. There is an open fireplace with a gas fire and a large sash window overlooking the front garden. This room is flexible in its use and would make another delightful reception room depending on need.





Unique and characterful drawing rooms.





The balustrade staircase with twisting hand rail rises via a half landing to two galleries.

The master bedroom suite is entered from the landing area into one of its two dressing rooms. There are wardrobes to either side and double doors leading through to the master bedroom proper, with views overlooking the front garden and countryside beyond. A door leads to the second and larger, of the two dressing rooms with an extensive range of fitted wardrobes and the space flows on to the luxurious en suite bathroom. There is a roll top, claw foot bath, a vanity unit with Corian counter top set with double wash hand basins and a separate shower.

Bedroom two also enjoys views over the front garden and countryside beyond. There are two banks of fitted wardrobes and a period ornamental cast iron surround adding character to this lovely room. The en suite bathroom with bath and separate shower enclosure also has a feature ornamental fire surround.

A further flight of stairs rises to the second floor landing area sitting room. This is a fantastic teenager's sitting room or staff living area. There are storage cupboards running along one wall, which incorporate two built in desks, two roof lights and door to bedroom three.

Bedroom three is delightful with fitted wardrobes and steps down to the large en suite bathroom with a corner bath, a wash hand basin set into a Corian counter top with cupboards beneath and a separate shower cubicle.

Bedroom four has the benefit of a walk-in closet and an en suite shower room.

Stairs rise from the orangery/dining room to the rear landing, off which is a large study/home office or bedroom five.





Beautiful bedroom accommodation.



The Apartment

The self-contained apartment consists of a living room with a well fitted kitchenette with oven, a washer/dryer and an electric hob. The double bedroom has the benefit of an en suite shower room. It has its own entrance so could be used for staff accommodation or as a rental unit.

The Annexe

A stylish annexe has been created by the present owners for a family member. There is a front door opening into the light reception hall. Stairs rise to the first floor and a door opens onto the swimming pool terrace.

The sitting room is an elegant room with a contemporary marble electric fireplace. The kitchen is stylish and contemporary with high gloss cream curved units and Corian work surfaces over. There is a good range of integrated appliances including, all of which are Neff and include an induction hob, a double oven and fridge/freezer. There are French doors opening onto a private rear garden and a door to the rear hall.

The utility room is fitted with a range of cupboards and there is an LPG gas boiler with space and plumbing for a Miele washer/dryer. A WC completes the ground floor accommodation.

Stairs rise from the reception hall to the landing where there are exposed roof timbers and connecting door to the apartment.

The dressing room opens into the bedroom which is light and bright with French doors opening onto a Juliette balcony. There are three fitted wardrobes and a door to the en suite with a bath and separate shower.



Gardens and grounds

A wall runs along the roadside boundary. The drive leads into a courtyard with parking for several vehicles. There is a double garage and a workshop that could be converted into a gym subject to the appropriate local authority consents.

There are pretty mature gardens to three sides of the house. To the front there are sweeping lawns with flower and herbaceous borders running along the garden wall and providing year around colour and interest. An archway leads to a more sheltered and private walled garden, where there are some lovely trees and heavily stocked flower borders. To the South there is a vegetable garden with a number of raised beds and a greenhouse.

Adjoining the vegetable garden is a more formal area with manicured privet bushes and the heated outdoor swimming pool in a sheltered area adjoining the house. The pool is heated by an air source heat pump for maximum efficiency. The pool can also be heated by an oil-fired boiler.

This is a unique home with such an abundance of character and luxurious living accommodation in glorious gardens and grounds.

Services

Mains electricity, water and drainage. Oil fired boiler to the main house and LPG gas fired combi boiler to the annexe.

Local authority

Hinckley & Bosworth Borough Council: 01455 238141

Band G





Knight Frank
Birmingham
1 Colmore Row
Birmingham
B3 2BJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

Sarah Briggs
0121 233 6400
sarah.briggs@knightfrank.com

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