



The Cordals The Belt,
South Kilworth,
Leics, LE17 6DX





£900,000

GENERAL

The Cordals is an idyllic country property located on The Belt in the highly desirable village of South Kilworth. The Belt is widely considered to be one of the most desirable addresses in the area. The Cordals is set in beautiful gardens and grounds extending to over one acre (verged blue on the attached plan). The property has been significantly extended and upgraded over the years and there are some spectacular rooms including the living kitchen with vaulted ceiling and some very substantial 'A' frame roof trusses. There is also a similarly constructed garage block which has significant potential for other uses subject to the necessary consents.

The accommodation has been laid out so that part can be used a self contained annexe if required but it equally works well as a substantial family home. Briefly on the ground floor there is a large sitting room, garden room, living kitchen and home office. On the first floor there are three bedrooms with a master to the en suite.

The annexe opens directly off the reception hall and there is a further sitting room, en suite bedroom and utility/kitchen.

LOCATION

The Cordals is beautifully positioned on the edge of South Kilworth along The Belt, a quiet dead end lane surrounded by wonderful countryside. South Kilworth is a thriving village with with clubs and activities , a sports field and bowling club. There is also a pub and traditional butchers. South Kilworth is well located close to Market Harborough, Lutterworth and Rugby. There is a golf club nearby. Kilworth House Hotel and Theatre are just a few miles away.

The road and rail network in the area is superb with the M1, A14 and M6 all within easy reach. Mainline train stations to London can be found in both Market Harborough and Rugby with journeys taking approximately 60 minutes although some services take less than an hour.

THE PROPERTY

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

RECEPTION HALL

23'1" x 10'5"

A magnificent introduction to the house. There is book shelving and an oak staircase rising to the first floor. Underfloor heating. Opening off the reception hall are the inner hall, annexe and principal sitting room.



INNER HALL

There is a good sized cloakroom and WC with low flush lavatory. Door to kitchen.

SITTING ROOM

23'4" x 15'4"

A superb room, the focal point of which is the brick built fireplace. There is a bay window overlooking the front garden. Central heating radiator and door to garden room.

GARDEN ROOM

22'4" x 13'10"

A striking room with vaulted ceiling. There is a wood burning stove, tiled finish to floor, doors to garden and sliding door opening into the living kitchen.

LIVING KITCHEN

27'5" x 23'3"

A wonderful open plan living space with high vaulted ceilings and magnificent 'A' frame roof trusses. The kitchen area is fitted with an extensive range of base and wall units. There is an Aga which is currently not in working condition and a flight of steps rises from the kitchen to a mezzanine office. (First measurement reduces to 11'10")

MEZZANINE HOME OFFICE

12'5" x 12'3"

This is a really quirky space which is currently used as a home office.

BOOT ROOM

18'4" x 16'10"

Tiled finish to floor and door to courtyard.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

GALLERIED LANDING

Opening off the landing are three bedrooms.

MASTER BEDROOM

15'6" x 15'4"

Overlooking the garden. There are useful eaves storage cupboards and a central heating radiator.

EN-SUITE

With a corner shower enclosure, low flush lavatory, wash hand basin and chrome ladder style towel rail.

BEDROOM TWO

18'6" x 14'4"

French doors and four eaves storage cupboards. Central heating radiator. (Second measurement 10'3" measured to 5' eaves height).

BEDROOM THREE

13'4" x 10'6"

Good sized double bedroom with central heating radiator.

BATHROOM

Suite comprising a shower bath with shower screen and shower over, low flush lavatory, wash hand basin and ladder style towel rail.

THE ANNEXE

The annexe is potentially self contained although it shares all services with the main property. The accommodation works and flows equally well as part of the main residence. There is underfloor heating throughout the annexe.

ANNEXE SITTING ROOM

18'6" x 12'

Underfloor heating and bay window,

ANNEXE BEDROOM

14'7" x 10'4"

A good sized double bedroom with underfloor heating.

ANNEXE EN-SUITE

With a corner shower enclosure, wash hand basin, low flush lavatory and heated towel rail. Underfloor heating.

UTILITY/ANNEXE KITCHEN

12' x 7'8"

It should be noted that this has been used as a kitchen although it is not properly fitted. Underfloor heating.

OUTSIDE

Gates open onto a drive leading to a parking area and Garage Block.

GARAGE BLOCK

22'9" x 16'

This is a garage block like no other with a pine boarded ceiling and oak framed gable windows. There is an adjoining STORE with WC. There is potential to incorporate this space into the house subject to the usual consents.

THE GARDENS

The South facing front garden is principally lawned with a mature hedge running along the roadside boundary. The remaining garden is heavily wooded interspersed with some lovely glades.

IMPORTANT NOTE

We understand that the Belt is an un adopted road. Foul drainage is to a private system.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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