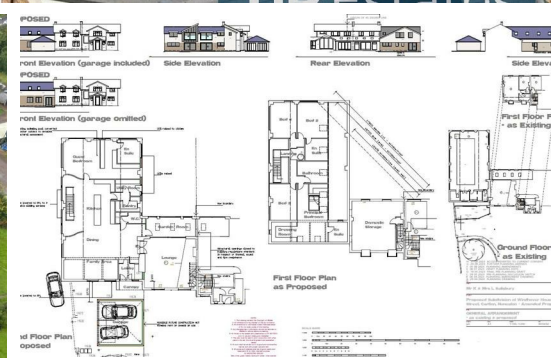




8 Bedroom House - Detached
located on Main Street, Carlton
£1,500,000

UP Estates



£1,500,000

- SCOPE & POTENTIAL ON MULTIPLE RESIDENTIAL AND OTHER FRONTS
- Set on a generous 1.2-acre private plot, with option to extend to 2.6 acres
- Circa 6,000 sq ft of accommodation - including a self-contained annexe
- Previously approved planning permission to convert leisure suite into luxury 4,000 sq ft residence
- Beautiful Gardens and Outlook Backing onto Farmers Fields
- NO CHAIN SALE - ready for immediate sale
- Existing heated indoor swimming pool with full leisure suite, ideal for entertaining
- Five double bedrooms in the main house + 2/3 bedroom annexe bungalow
- Secure, gated entrance, set well back from the road in a sought-after village
- Minutes from Market Bosworth, with excellent transport links

****A Rare Lifestyle Opportunity in the Heart of Carlton Village – Ideal for Families, Developers, or Multi-Generational Living - Space, Privacy, Potential****

Nestled in the heart of the peaceful village of Carlton, Windhover offers a unique combination of space, flexibility, and future potential. This substantial residence, with its beautifully landscaped gardens and far-reaching countryside views, is more than a home; it's a canvas for your next chapter. Additional paddock available by separate negotiation.

The main house boasts five generous double bedrooms, a fully renovated kitchen/dining suite, and bright, flowing reception spaces designed for family life and entertaining alike. The adjoining bungalow-style annexe, with its own private terrace and garden access, is perfect for independent relatives, guests, or even rental income.

Outdoors, you'll find space to breathe and grow, from the formal garden and orchard to a kitchen garden for the self-sufficient, and expansive patios ideal for summer entertaining.

The indoor leisure suite includes a 12.5m x 5m heated pool, jacuzzi, changing rooms and more and comes with approved planning to transform into a stunning additional dwelling if desired.

This is a rare chance to create a private family estate, a luxury development, or simply enjoy the peaceful country lifestyle with room for everyone.

Property Description

Opportunity knocks! Properties of this scale and flexibility rarely come to market in this location. Whether you're looking for a multi-generational home with independence for each household, a development project with planning already in place, or a private retreat with room to live, grow, and entertain - Windhover delivers!

Contact us today for more details or to arrange a private viewing.

It is rare to find the blend of size, further potential, and sought-after location that Windhover offers, meaning this is an opportunity not to be missed for a discerning buyer. Call our team today to discuss further the sheer scope of possibilities for this distinctive home, located in a quiet, desirable village near the historic market town of Bosworth.

The property has a truly versatile floorplan and layout, via the spacious rooms to the main dwelling, as well as the "bungalow annexe", which in itself is generous in accommodation and benefits from 2/3 bedrooms, 2 bathrooms and lovely lounge with terrace leading onto the garden. This property offers large family lifestyle living, with a spacious 12.5m x 5m heated swimming pool and leisure facility including jacuzzi room, changing and store rooms ideally for entertaining and larger gatherings. There are (expansive mature gardens, with substantial vegetable area, orchard, main gardens and large patio and decked area with delightful views over rolling farmers fields.

The property has been meticulously improved by the current owners, including opening up and refitting the Kitchen/Diner space with Snug Lounge off, as well as reconfiguration of the upstairs space to offering 5 double bedrooms, as well as two bathrooms on the First Floor of the main dwelling.

Windhover (main dwelling) council tax band - G. Annexe Council Tax Band - D. EPC rating TB





PROPERTY INFORMATION SUMMARY

Council Tax Band: G
 Local Authority: Hinckley & Bosworth
 Tenure: Freehold
 Maintenance or Service Charges: N/A
 EPC Certificate Rating: D
 Approx. Total Floor Area: 5955.00 sqft
 Heating System: Oil Heating

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or





conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Main Street, Carlton, Carlton





CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

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