

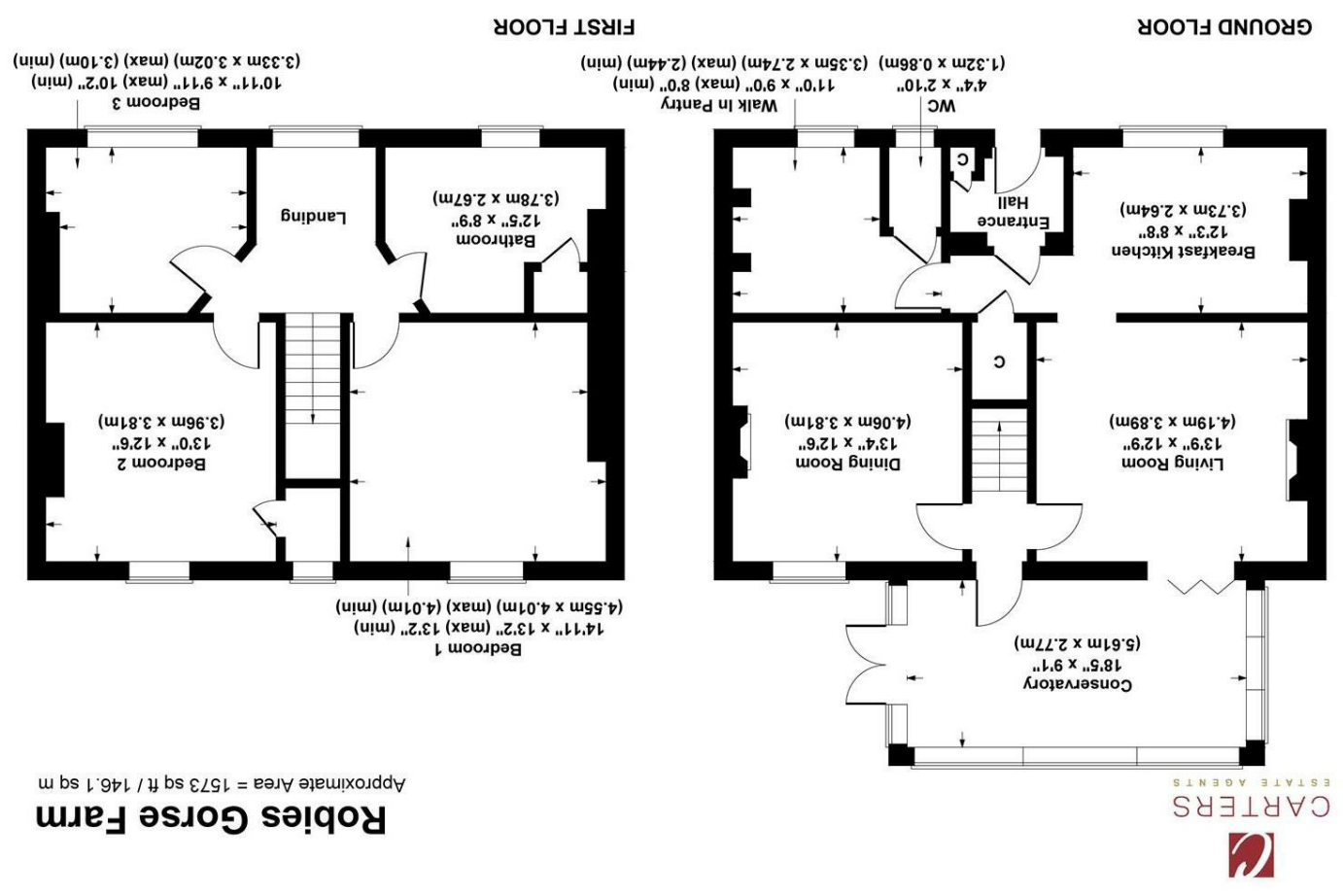


Robies Gorse Farmhouse Robies Gorse Farm, Bosworth Road
Nuneaton, CV13 0BL

£699,950



Floor Plan



Robies Gorse Farm
Approximate Area = 1573 sq ft / 146.1 sq m

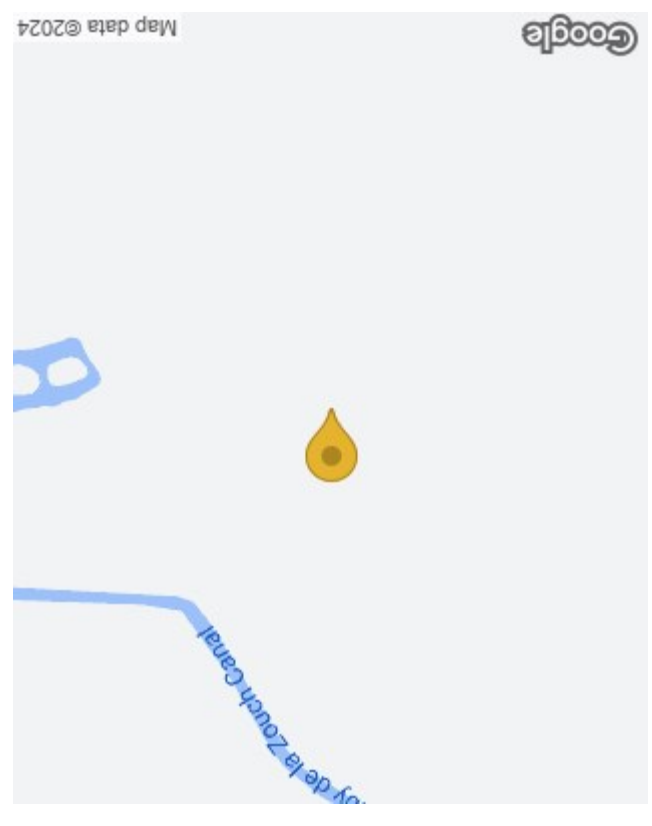
Not to Scale. Produced by The Plan Portal 2024
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Please contact our Atherstone Office on 01827 215 100
if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Rating



Area Map

Robies Gorse Farmhouse Robie
Nuneaton, CV13 0BL

Nestled on the outskirts of the picturesque village of Congerstone, this charming double-fronted farmhouse exudes timeless elegance and offers panoramic views of the Leicestershire countryside. Tucked away from the bustle of daily life, the property is accessed via a private lane leading exclusively to two residences.

Positioned just a mile from the village pub and a short drive from Market Bosworth, this farmhouse offers the perfect blend of tranquillity and convenience. Its secluded location ensures a high level of privacy, allowing residents to enjoy the serene countryside surroundings. Yet, with amenities and dining options within easy reach, the property offers both seclusion and accessibility, making it an ideal retreat for those seeking a balanced lifestyle.

Having undergone a comprehensive modernisation by the current owners, this farmhouse epitomises contemporary living while retaining its traditional charm. The interior welcomes you through a porch into a hallway, leading to the front-facing breakfast kitchen. Featuring integrated appliances and ample dining space, this area is ideal for culinary enthusiasts. A convenient walk-in pantry and guest cloakroom/WC complete the



ground floor layout.

The living room, situated at the rear, boasts a multi-fuel burner and bi-fold doors opening onto a captivating conservatory, offering breath-taking countryside vistas. An additional reception room, currently serving as a dining area, provides versatility and comfort.

Ascending the stairs to the first floor, you'll discover three spacious double bedrooms, two benefiting from rear-facing views and one showcasing stunning front-facing scenery. A generously sized family bathroom with a double walk-in shower unit completes the upper level. The expansive loft space presents an opportunity for conversion, subject to the necessary planning approvals.

