

Room Sizes

Hallway

Sitting Room

Dining Room

Dining Kitchen

Lobby

Utility / Storage

Wet Room 6'2 x 5

Family Room / Bedroom Four

Mezzanine Floor

First Floor Landing

Bedroom One

15'4 x 15'1

Bedroom Two 15'4 x 8'9

Bedroom Three 7'3 x 6'3

Family Bathroom

10'3 x 5'9







Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from



Victoria Cottage, Park Street, Market Bosworth CV13 0LL

£695,000

The Story Begins

- Stunning 17th Century Cottage A Must See Offered For Sale With No Upwards Chain
- Grade II Listed
- Sought After Location In This Fabulous Market
- Entrance Hall & Sitting Room
- Dining Room & Breakfast Kitchen
- Lobby, Utility & Wet Room
- Family Room / Bedroom Four & Mezzanine
- Three Bedrooms & Family Bathroom
- Energy Rating Excempt
- Council Tax Band F & Freehold

Location Is Everything

We have lived at the property for almost 30 years. We have loved the house, garden, location, neighbours, local facilities and sense of community. We have revelled in its history (17th century house, famous

mmunity. We have revened in the management of the barrely step, making waracterful village/town).

welve years ago we had a major refurbishment but, at every step, making ure the character of the building was preserved.

We shall greatly miss the proximity of the beautiful country park, the 'round the corner' grocery, pharmacy, doctors' and dentist surgeries – not to mention the markets, pubs and restaurants! It is a slice of bygone England peppered with modern amenities – the best of both worlds! For those with children, the schools are to be celebrated (not least of all by

Otsted)
The Village Hall hosts a range of activities from play school to Pilates, from the community post office to Jazz evenings. Market Bosworth has something for all. "Our" house nestles at its heart. Coming home has felt like being on holiday. Move in by Christmas and the Market Square with its Christmas tree and the buildings with their beautiful Christmas lights are sure to delight. A beautiful place to live.











Inside Story

This beautifully preserved 17th-century cottage, set in the historic village of Market Bosworth, offers a unique blend of period charm and modern versatility. Brimming with character, the property features original beams and a wealth of flexible living space across multiple levels. The home's layout lends itself perfectly to family living or multi-generational accommodation.

A welcoming entrance hallway with tiled flooring has an oak staircase leads to the first floor, a purpose-built under-stairs home office space, ideal for working from home or for the children's homework.

The characterful living room boasts a double aspect, a bay window, exposed beams, and a delightful open fireplace. The separate dining room is perfect for entertaining family and friends.

The kitchen features wooden units, a Belfast sink with work surfaces, a striking sky lantern, and a stable door that opens onto the garden, just delightful.

A rear lobby connects to a utility/storage area, which includes useful built-in pine cupboards. This area leads to a versatile family room or fourth bedroom, complete with a vaulted ceiling, a brick and beam feature wall, a window overlooking the garden, and a skylight, along with a ground floor wet room. A staircase leads to a mezzanine level, ideal for a study, hobby space, or occasional guest room.

Upstairs in the main house, an oak staircase leads to the landing, which features oak flooring that continues into the master bedroom. The two double rooms come with built-in oak wardrobes, alongside a family bathroom and an additional bedroom, ensuring wonderful spacious living.

To the rear, a private patio area provides a perfect spot for outdoor dining, leading to a generous woodland-style garden with mature trees and a shed. Additionally, a brick-built outbuilding is currently used as an audio recording studio, offering excellent potential for creative or home office use. This wonderful home is offered for sale with no upwards chain.







