



The Firs, 1 Main Street, Norton Juxta Twycross, Warwickshire, CV9 3QA

HOWKINS &
HARRISON



The Firs, 1 Main Street,
Norton Juxta Twycross,
Warwickshire, CV9 3QA

Guide Price: £999,999

A fine Victorian detached residence occupying a generous size plot within this idyllic position enjoying countryside views. The property has well proportioned accommodation totalling over 3000sqft and externally there is a delightful walled garden and a separate detached self contained annexe.

The property is approached via a double gated entrance to both the front and side of the property, a double detached garage and ample parking for several vehicles.

Features

- Victorian detached residence
- Many original features
- Two separate reception rooms & garden room
- Kitchen breakfast room
- Large utility room & fully refurbished cellar
- 3 excellent size bedrooms & attic room/bedroom 4
- Two bedrooms having en-suite facilities
- Delightful walled gardens, idyllic position
- Detached double garage
- Detached self contained annexe
- Hive central heating system



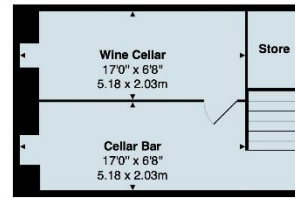
Location

Norton Juxta Twycross is a village and former civil parish, now in the parish of Twycross, in the Hinckley and Bosworth district, in the county of Leicestershire.. Located close to the four counties border and situated off the main A444 trunk road providing quick access to Midlands cities including Birmingham, Derby, Leicester and Coventry and the excellent motorway network. There are rail links in nearby towns of Atherstone and Tamworth providing direct links to London and both Birmingham International and East Midlands airports are within a 30 minutes travelling distance.

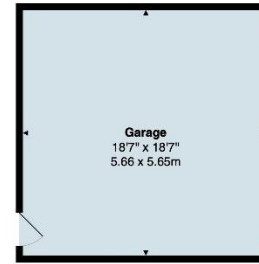


Accommodation Details – Ground Floor

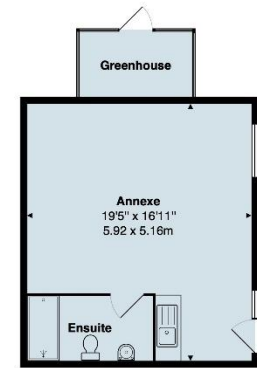
A traditional canopied entrance porch with tiled flooring and double opening doors leading in the the entrance hall with wide staircase to the first floor, sitting room windows to front elevation with fitted window shutters attractive fire open fire and mantle above picture rail double French doors leading to a fabulous garden room having windows to side front and rear elevation, French doors leading out to the front garden having tiled flooring with electric under floor heating. Also off the sitting room there is a door leading down to a feature of the property, a fully re-furbished cellar with tiled floor and heating ideal for a variety of uses/entertaining. To the left of the hallway is a separate dining room having window to the front elevation with fitted shutter blind, an attractive open fireplace with mantle above, decorative ceiling cornice and rose. A door leads from here into the kitchen breakfast room having a range of eye level and base units, granite preparation surfaces incorporating double bowl Belfast sink unit, there is an AGA with three ovens and an integrated appliances including a Neff oven, ceramic hob and dishwasher. A feature chef island and door leading into a large utility room which can also be accessed from the sitting room, fitted with a range of base units, tall unit, Belfast sink unit and further door leading to a cloakroom WC with wash hand basin and a rear entrance porch. Externally adjacent to the kitchen is a boiler room with Belfast sink unit, fitted shelving, the Worcester oil fired central heating boiler and an electric vehicle charging point.



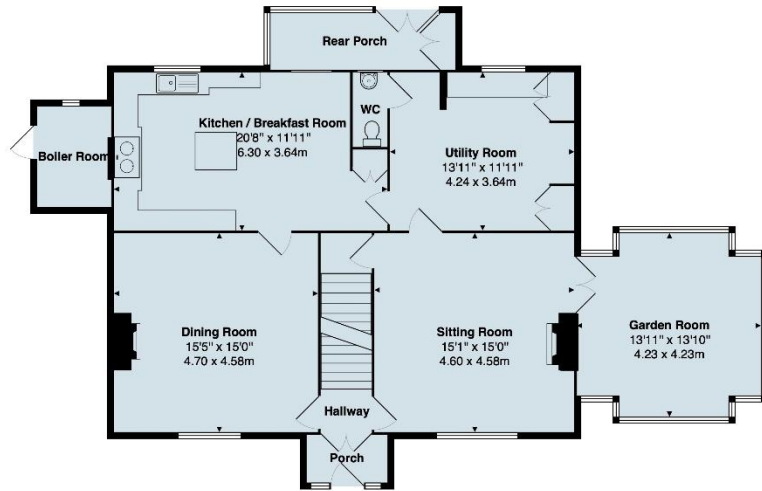
Cellar



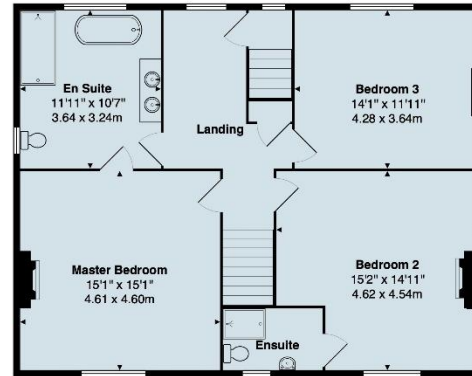
Garage
18'7" x 18'7"
5.66 x 5.65m



Annexe
19'5" x 16'1"
5.92 x 5.16m
Area: 329 ft² ... 30.6 m²



Ground Floor
Area: 1205 ft² ... 112.0 m²



1st Floor
Area: 945 ft² ... 87.8 m²



2nd Floor
Area: 538 ft² ... 50.0 m²

Total Area: 3017 ft² ... 280.3 m² (excluding boiler room, lean to, garage, cellar bar, wine cellar, store)
All measurements are approximate and for display purposes only





First Floor

From the main entrance hall there is a wide staircase leading to a split level first floor landing with doors leading off to:- a linen cupboard, all three bedrooms and a family bathroom. The main bedroom has a window to the front elevation, cast iron fireplace, ceiling cornice and ceiling rose and door leading off into a generous en-suite bathroom featuring a roll top bath, twin vanity wash hand basins, WC and a large walk in shower cubicle. There are two further excellent size bedrooms, bedroom two also having access to an en-suite shower room. A second staircase from the landing leads to a large attic room/bedroom four.

Outside, Gardens and Grounds

Externally the property is approached via a double gated entrance from the front and the side of the property. To the side there is also access to a detached double garage with power and light supply and access to the rear of the property where you will find a delightful mature walled garden with a large paved patio, lawned area with mature borders and a detached self contained annexe. There is also an attached green house.







Detached self contained Annexe

With an open plan studio room having double glazed windows to the front elevation, kitchen area and a door leading off to a shower room with tiled shower, low flush WC and vanity wash hand basin.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

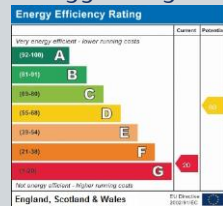
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax Banding

Band - TBC

Energy Rating



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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