



Westlands Farm, Sibson Road, Ratcliffe Culey, Warwickshire, CV9 3PH

HOWKINS &  
HARRISON



Westlands Farm,  
Sibson Road, Ratcliffe Culey,  
Warwickshire, CV9 3PH

Asking Price: £1,999,000

A unique opportunity to purchase an impressive, detached country home offering excellent potential for multi-generational living. Having in excess of 6000 sqft of accommodation, the internal layout and structure of the property have been divided into three separate dwellings including an attached self-contained annexe.

The property is situated in a sought after location, set within its own land extending to 6.49 acres which in part is presently laid out as a bespoke campsite with comprehensive facilities.

### Features

- Detached country home with versatile accommodation
- Three dwellings in one, ideal multi-generational living
- Sought after location.
- 6.49 acres gardens, grounds and paddocks
- Various outbuildings and extensive parking
- Bespoke 25 pitch campsite with facilities.
- On-site tearoom and shop
- Income generating potential
- Envable location with countryside views



## Location

Ratcliffe Culey is a small west Leicestershire village set in pretty countryside with its own post office, public house, church with community room and bus service. More comprehensive amenities can be found in nearby Atherstone (3 miles) which has a railway station with a direct service to London. The historic town of Market Bosworth is 5 miles to the east. There are local primary schools at Sheepy Magna and Witherley and secondary schools at Market Bosworth and Atherstone. There are two highly regarded private schools in the area, The Dixie Grammar School at Market Bosworth and Twycross House School at Twycross (4.5 miles)

## Travel Distances

Tamworth - 9.0 miles

Market Bosworth - 5 miles

Leicester - 17 miles

Birmingham - 21 miles

Nuneaton Railway Station – 5.5 miles (London Euston – 70 minutes)



## Description

The house boasts eight spacious bedrooms and eight inviting reception rooms, offering ample space for multi-generational living or the opportunity to create a thriving business venture.

What sets this country house apart is its unique internal layout, currently divided into three separate dwellings, The Old House, The New House and Annexe, providing flexibility and privacy for each living space.

Situated in a rural location, this property also offers an exciting business opportunity with an on-site tearoom, shop, various outbuildings, and a bespoke 25-pitch campsite with comprehensive facilities offering income-generating potential.

Extending in total to 6.49 acres. Westlands Farm is a rare find and must be viewed to be fully appreciated.





### The Old House

The main residence comprises a grand hallway leading into the dining room with doors leading off to a family room, boot room, 'L' shaped kitchen breakfast room with utility room, cloakroom WC and two further reception rooms currently used as a study and sitting room.

The staircase leads onto the first-floor galleried landing with doors leading off to four excellent size bedrooms, a family bathroom and separate shower room.

### The New House

Entry into the new house is via an impressive hexagonal entrance hall and inner hallway leading to a generous sitting room and a separate snug with French doors to the garden and fully fitted kitchen with a utility room and boiler room. In addition, there is a separate shower room and a large store.

The first floor accessed via the galleried landing has doors leading off to all three bedrooms, a dressing room and a large four-piece en-suite bathroom.

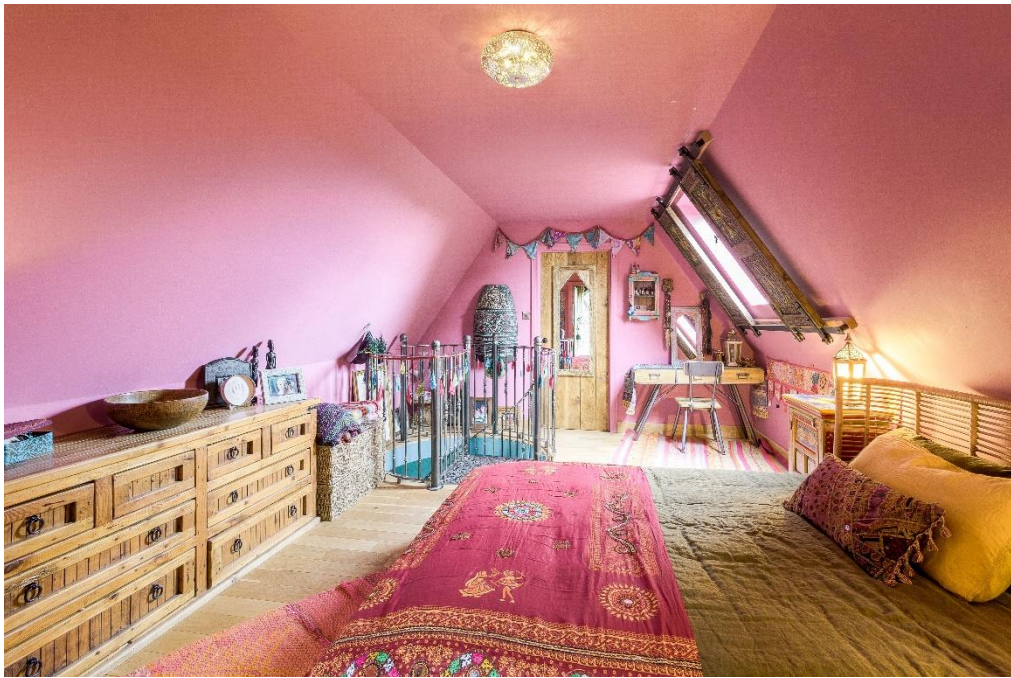
### Annexe

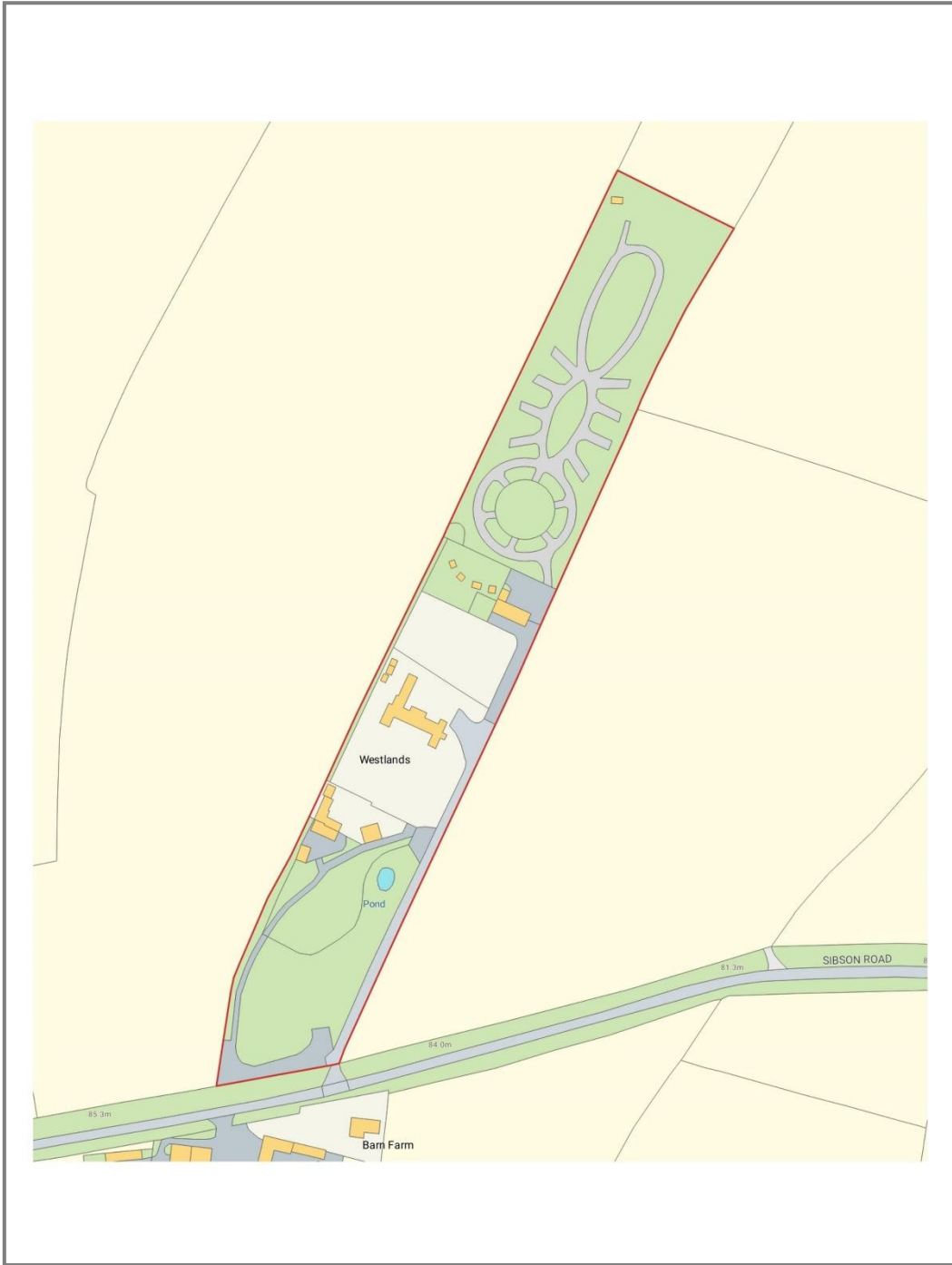
With its own front door leading into an open plan sitting room/kitchen/breakfast room with utility room and cloakroom WC. The first floor is accessed via a cast iron spiral staircase which leads directly into the bedroom which has a sky light window, walk in wardrobe and an en-suite bathroom.











## Gardens, Grounds and Paddocks

Externally the property is approached via a long private driveway leading to the main property and extensive parking. There are mature gardens, a wild flower meadow with a nature pond, grassland and paddock together with numerous outbuilding including poultry houses, extensive workshop, livestock housing and stores.

The campsite, known as "Ettie's Field" comprises 25 pitches, 8 of which have hardstanding, electricity and water hook up points, 16 on grass with electricity and water hook up points. There is a timber WC block, four bespoke WC shower pods, a washing up facility, Elsan and grey water disposal points and on-site shop and tearoom. The shop/tearoom building is approximately 1000sqft and includes a kitchen/servery and extensive first floor storage space.

Outside the tearoom are external seating areas and a timber frame dome providing in-door seating.



A rare opportunity to acquire a detached residence in an idyllic position with an abundance of flexible accommodation, set in 6.49 acres.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

Main residence Band – G

## Energy Ratings

Main Residence - E



## Howkins & Harrison

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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.

