



Westmoreland Farm, Rogues Lane, Hinckley, Leicestershire, LE10 3DX

HOWKINS &
HARRISON



Westmoreland Farm,
Rogues Lane,
Hinckley, Leicestershire, LE10 3DX

Asking Price: £2,250,000

An impressive, detached country home set within 37.99 acres. Offering excellent potential for multi-generational living or business opportunities, the main residence boasts in excess of 4600sqft of internal accommodation, including an indoor swimming pool. In addition, there is a separate two-bedroom barn conversion and a one bedroom detached annexe both having their own heating and power supply. The property is approached via a double security gated entrance leading to its own private driveway, an abundance of off road parking and a detached triple garage.

Features

- Detached country home
- Idyllic situation with 37.99 acres of land
- Indoor swimming pool with shower facilities
- Just over 4600sqft of versatile accommodation
- 3 phase electrical supply
- Detached two-bedroom barn conversion with gas central heating
- Separate one-bedroom annexe with gas central heating
- Sought after location with countryside views
- Under floor heating



Location

The property is in a rural location about 2 miles north of the town of Hinckley in Leicestershire. The popular village of Stoke Golding is about 1 mile.

Hinckley is a well located market town offering many local amenities. High street and independent retailers offer a good range of shopping facilities and there is a good selection of public houses and restaurants to choose from.

Hinckley is also well positioned for the commuter with easy access to the motorway network. The M69, M6, and A5 are all within easy reach. Local train services are available at Hinckley station via the Leicester/Hinckley line as well as a main line service from Nuneaton (5 miles) to London Euston.

There is a good selection of schools within Hinckley itself and the surrounding villages.



Westmoreland Farm

The property comprises a substantial country property with 37.99 acres of attractive undulating land, mostly permanent pasture, which offer excellent privacy and protection to the dwelling.

Ground floor

Enter via the front door into an imposing 'U' shaped entrance hall having a vaulted ceiling and floor to ceiling glazing to the rear elevation and staircase rising to the first floor. Off to the left is a large open plan kitchen/breakfast room comprising a generous range of wall and base units with granite preparation surfaces, a range of integrated appliances, matching island/breakfast bar, fitted range cooker with extractor hood set within a feature brick alcove, window to the rear elevation and door leading to outside. A dual aspect inner hallway gives access into a playroom with storage cupboard, separate WC, utility room, wet room and ground floor bedroom which has French doors leading onto the garden.

Leading off the entrance hall to the right is a dining room with French doors onto the rear garden. A sitting room/snug sits at the front of the property and has a feature brick fireplace with a wood burner with a back boiler and door into the boot room which houses the gas fired central heating boiler. There is a second cloakroom WC and linking inner hall into the 49ft pool room with wet room/WC facility off. The swimming pool is 4ft deep with a tiled surround having underfloor heating and an air source heat pump heating the pool water and Monitair 110 condensation reduction system. Two sets of bi-folding doors open onto a large patio/sun terrace.





First Floor

From the entrance hall, the staircase rises to a first-floor 'L' shaped landing with galleried balustrade and windows to the front and rear elevations. Doors lead off to four bedrooms and a principal bathroom. The main bedroom is triple aspect with a door into its own en-suite shower room and staircase leading to an upper-level loft room/dressing room. The bathroom has an oval shaped bath with separate shower cubicle, WC, wash hand basin and bidet.

Outside

The property is approached via a double gated security entrance with entry phone system that can be operated from the main house and the barn and separate annexe. There is an abundance of parking and a triple garage with eaves storage. There are mature gardens surrounding the property and uninterrupted views over the land.

Land

To the rear of the detached annexe is a substantial area of concrete hardstanding together with the framework for a three bay steel monopitch building, which offers excellent scope for cladding in and using for stables or machinery storage.

The land is divided into five fields with mature hedged boundaries. Four fields are laid to permanent pasture and one is currently arable. The land is well suited to livestock grazing, equestrian use or woodland planting and includes an attractive small lake with an island.

For purchasers who do not wish to use all of the land themselves, the selling agents can arrange suitable grazing licences or contract farming agreements. The land is currently farmed on an annual licence arrangement. Vacant possession will be available on completion.



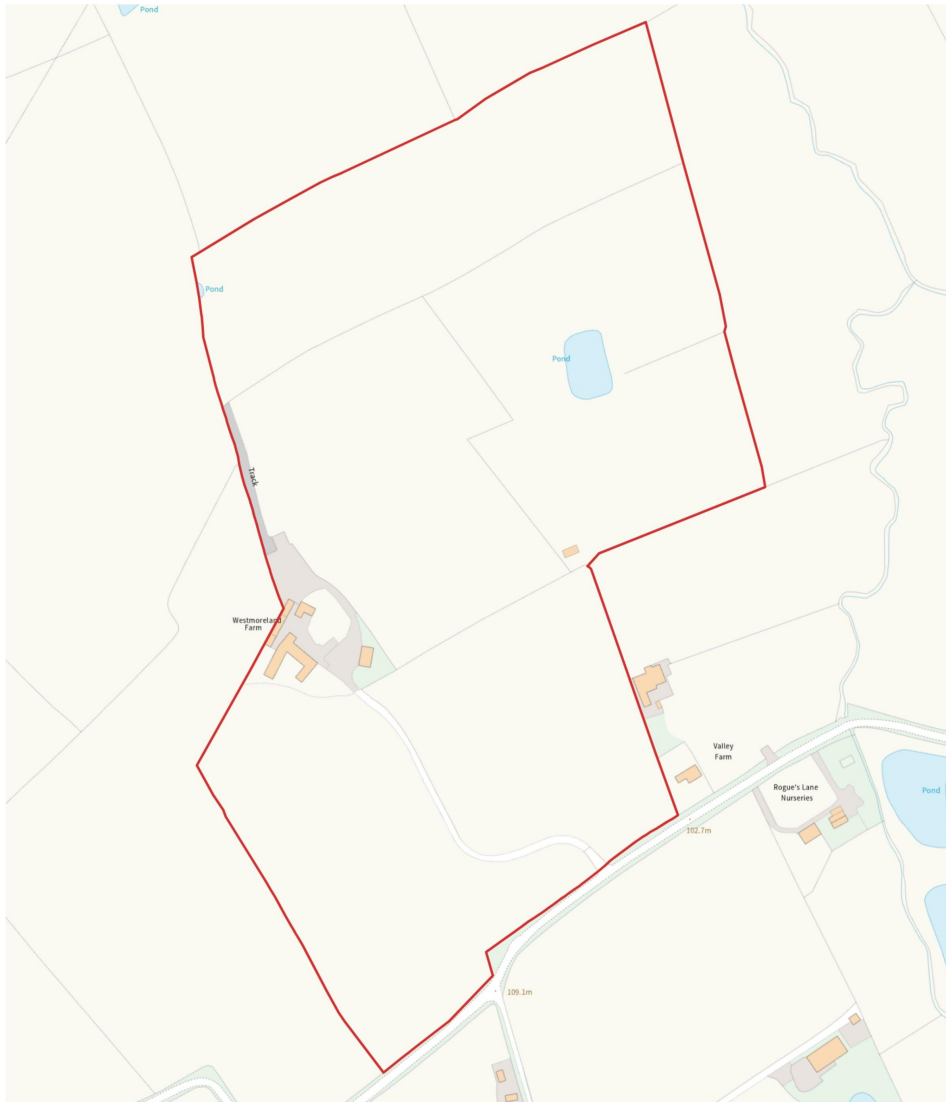


Shepherds Barn

Shepherds Barn is a separate barn conversion with 1,300 sqft of accommodation comprising an entrance hall with study area, doors leading off to an open plan sitting room/kitchen with vaulted ceiling, sky light windows and double doors onto the rear garden. The kitchen area has a range of base units with hardwood preparation surfaces and a built-in cooker with extractor hood above. There is a separate utility room having a range of base units, plumbing for washing machine and a generous size four-piece bathroom with roll top bath. Elsewhere there are two bedrooms with the principal bedroom having vaulted ceiling, sky light window, an en-suite shower room and double doors opening to the side elevation.

The barn has its own private garden, mainly laid to lawn with paved patio.





Willow Lodge – detached annexe

Outside there is also a detached annexe having sitting room with French doors to the rear elevation, kitchen with a range of units, ample preparation surfaces with oven below and extractor hood above, tiled flooring and breakfast bar. There is a double bedroom with windows to the side and rear elevations and an ensuite shower room/WC.

Viewing Arrangements

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

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

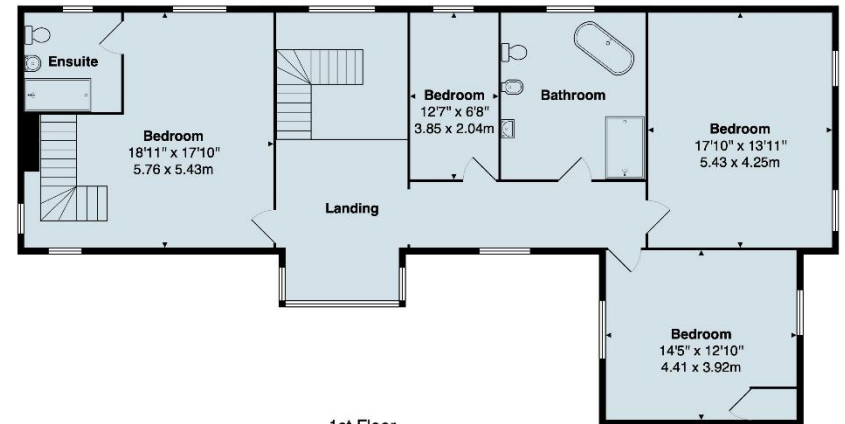
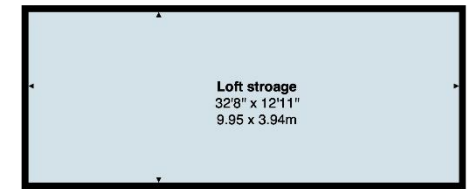
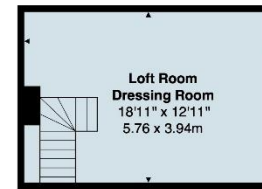
Council Tax

Main residence Band - TBC



Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.



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.

Energy Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Anti Money Laundering

Under the Money Laundering Directive (S1 2017/692) we are required under due diligence as set out under HMRC to take full identification (eg Photo ID and recent utility bill as proof of address) when a potential purchaser submits an offer for a property. Please be aware of this and have the information available.



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.

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

