



Church House Farm, 6 Shadows Lane, Congerstone, Warwickshire, CV13 6NF

HOWKINS &  
HARRISON



Church House Farm,  
6 Shadows Lane, Congerstone,  
Warwickshire, CV13 6NF

Asking Price: £1,150,000

A stunning period property formerly a farmhouse situated within this sought after village location. Retaining many original features the property offers well-proportioned accommodation totalling almost 3600sqft.

Externally this delightful country residence occupies a generous size plot which is approached via a double gated entrance which leads to ample parking for several vehicles and a detached garage and store. To complete there are delightful landscaped walled gardens. Offered in immaculate condition, viewing is highly recommended.

### Features

- Detached country residence
- Sought after village location
- Retaining many original features inc a 16ft cellar
- Large kitchen/ breakfast room, boot room and utility
- Five reception rooms and garden room
- Four/five excellent size bedrooms & large bathroom
- Two bedrooms having en-suite shower rooms
- Ample off street parking, garage and garden store



## Location

Congerstone is a small popular village location approx 4 miles from the town of Market Bosworth where local shopping and recreational facilities including Bosworth Water Park can be found. The larger towns of Hinckley and Nuneaton are approximately 10 miles away with the major cities of Leicester (18 miles) and Coventry (25 miles) are also easily accessible. The now world renowned "2nd City" of Birmingham approximately 25 miles distant offering world class shopping and cultural facilities.

The property is well situated for the sought after Market Bosworth area and local leisure facilities include Bosworth Water Park, the Battlefield Centre and Preservation Steam Railway Line. Local private schooling facilities can be found at the Dixie Grammar School and at Twycross House School.

The property is within easy commuting distance on the main Midlands commercial centres, with the A444 giving access to the A5 trunk road leading to the M42 Motorway (J10) and the M69 Motorway (J1) at Hinckley.



## Accommodation Details - Ground Floor

Enter via a main front door into the entrance hall with staircase rising to the first floor. Off to the right is a dual aspect sitting room with feature fireplace, window to the front elevation and double opening doors out to the side garden. To the left of the hallway is a splendid dining room boasting a feature fireplace, again dual aspect with windows to the front and side elevations. Moving towards the rear is a very well equipped bespoke kitchen/breakfast room having a range of wall and floor mounted oak units with granite preparation surfaces and a range of integrated appliances including a Bosch double oven, Siemens hob with extractor hood above, microwave, dishwasher and fridge. Steps lead down to large dry cellar measuring 16ft x 12ft and a passageway provides access to the pantry, boot room, utility area and a separate cloakroom WC.











## First Floor

From the main entrance hall the staircase rises to a first floor landing with doors leading off to four excellent size bedrooms. Both bedrooms one and two benefit from en-suite shower room facilities whilst bedroom four has a superb walk in dressing room. The five piece family bathroom services all other bedrooms. A secondary staircase rises from the ground floor reception room that adjoins the kitchen to a multi purpose 26ft triple aspect bedroom/family room with store cupboard off.





## Outside, Gardens and Grounds

Externally the property is approached via a double gated entrance leading to extensive parking area and to the former coach house which now incorporates a single garage and garden store. To the front, side and rear of the property there are formal landscaped gardens mainly laid to lawn with mature borders, and a variety of trees and shrubs.



A rare opportunity to acquire a detached residence in an idyllic position with an abundance of flexible living accommodation.



## Viewing Arrangements

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

## 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

Band - G

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AWAITING EPC



## 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.