



Sibson Manor, Sheepy Road, Sibson, Warwickshire, CV13 6LE

HOWKINS &  
HARRISON







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Sheepy Road, Sibson,  
Warwickshire, CV13 6LE

Asking Price: £1,350,000

Occupying an imposing village position, adjacent to the Church is Sibson Manor, a substantial part Georgian/part Tudor period residence. Being superbly presented throughout, having been sympathetically re-furbished by the current owners, retaining many original features and boasting over 6200sqft of well proportioned and versatile accommodation. The property is approached via a private driveway and occupies a generous 0.68 acre plot with mature landscaped gardens to the front and side, rear courtyard, garaging/carport, various single and two storey outbuildings and stabling.

### Features

- Stunning detached country home
- Six reception rooms
- Six bedrooms and four bathrooms
- Open plan kitchen breakfast room/ family room
- Sought after village location, adjacent to the Church
- Generous 0.68 plot with established gardens
- Detached garage and various outbuildings
- Suitable for multi generational living with annexe
- Ideal for business opportunity or self contained office





## Location

Located in the highly regarded village of Sibson which is a pretty village surrounded by rolling countryside. The Cock at Sibson is reputed to be one of the oldest public houses in the area to have been a haunt of the infamous Dick Turpin. There are a comprehensive range of amenities in the historic town of Market Bosworth to the West including some interesting shops and restaurants overlooking the market place and a choice of private and state schools, Twycross House School & Dixie Grammar are both close by. The motorway network can be accessed via the A444 and A5 and consequently, many Midlands cities like Derby, Birmingham, Coventry and Leicester are within easy commuting distance. There are international airports at Birmingham and East Midlands and a mainline rail service to London from, Atherstone, Nuneaton & Tamworth

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Sibson Manor

Land App



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## Accommodation Details – Ground Floor

From the front elevation is an impressive reception hall with flagstone flooring and staircase rising to the first floor and stairway leading down to the 29ft cellar. Off to the right is a delightful family room with feature fireplace, built in cupboard and access into a separate study. To the left is a spacious, light and airy sitting room with feature open fireplace, exposed beams, wooden flooring and double and French doors opening into the garden room. Dominating the rear and a particular feature of this property is a bespoke kitchen, open plan into a lounge/TV room with a semi-circle bow window and door to outside. The kitchen area comprises a comprehensive range of eye level and base units, matching chef island, granite work surfaces, tiled flooring, space for Rangemaster oven and American style fridge freezer, integrated oven and hob with extractor hood above, beamed ceiling, tiled flooring and complimentary wall tiling. Off to the right of the kitchen is a staircase rising to the first floor and a useful utility room and store. The lounge/TV room also has a feature fireplace, two windows and leads directly into a link built oak framed dining/family area with roof lantern, tiled flooring, underfloor heating, exposed beams, inset fireplace with log burner fitted, bi-folding doors into an impressive garden room and a further set of bi-folding doors to outside and finally a door leading into a useful boot room. The garden room/snooker room is a magnificent multi purpose space with door and windows to two aspects, door into a separate shower room, kitchenette with built in appliances and access into the boot room. There is a set of stairs rising to staircase to the first floor seating and bedroom areas/potential annexe or home office with vaulted ceiling, skylight windows, exposed brick wall and beams.











## First Floor

From the main entrance hall the staircase rises to an upper level, spacious first floor landing with window to front elevation, access to an inner hall with door to WC and separate bathroom. A further door gives access to the main bedroom suite with a range of fitted furniture and double glazed French doors with shutters leading onto a balcony. This room also has its own en-suite bathroom. Elsewhere are four further double bedrooms, WC and a shower room with a secondary staircase rising to the loft rooms, offering an impressive 960sqft of versatile space.



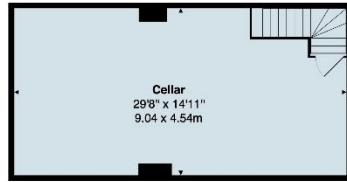




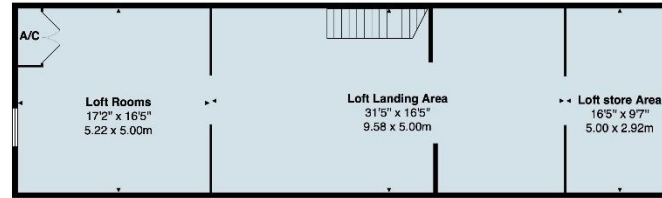




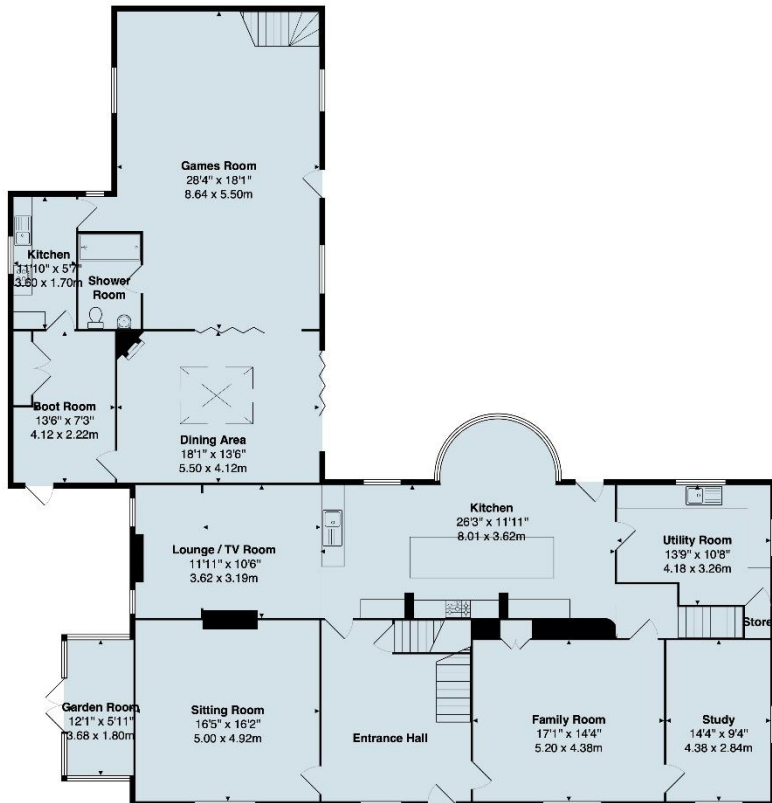




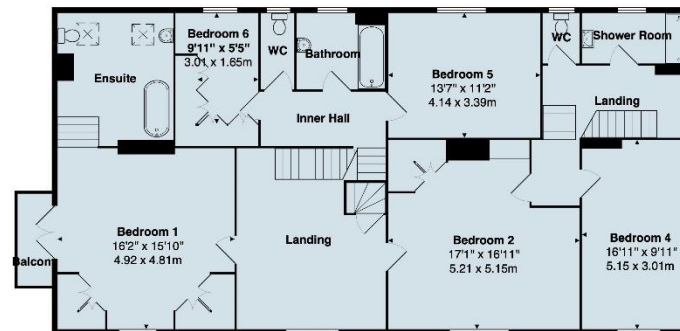
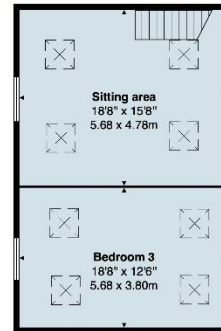
Cellar  
Area: 442 ft² ... 41.0 m²



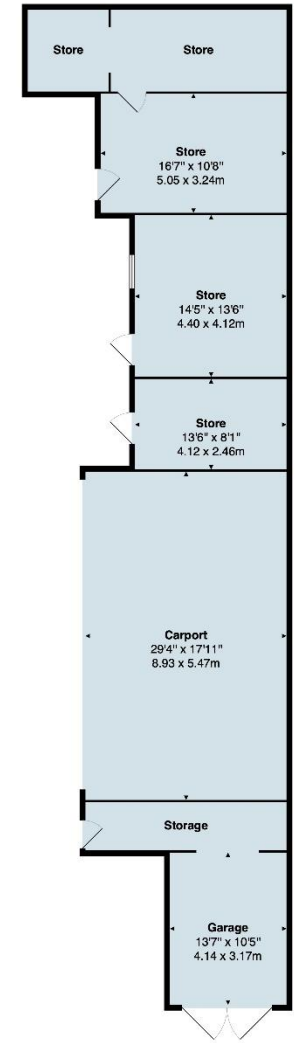
Loft Room  
Area: 960 ft² ... 89.2 m²



Ground Floor  
Area: 2720 ft² ... 252.7 m²



1st Floor  
Area: 1600 ft² ... 148.6 m²



Stables/ Outbuildings

Total Area: 6249 ft² ... 580.6 m² (excluding garage, storage, carport, garden store, shed, store, balcony)  
All measurements are approximate and for display purposes only



## Gardens and Grounds

Approached via a long private driveway leading to established gardens and grounds that wrap around the Manor, mainly laid to lawn with mature borders, trees and shrubs and a raised decking area. There are various single storey and two storey outbuildings and stores created from the former stable blocks, including covered carport and storage areas, all offering further scope to convert into usable space or return back to stabling (subject to necessary planning permission).



A rare opportunity to acquire a detached residence in an idyllic position with an abundance of flexible accommodation, set in 0.68 acres.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 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 Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66  D
39-54	E	52  E	
21-38	F		
1-20	G		



## Howkins & Harrison

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