

JAMES
SELICKS



Hillcrest House

HUSBANDS BOSWORTH, LUTTERWORTH, LEICESTERSHIRE



Combining rural charm, character and period features with the convenience of commuter links, both road and rail, this detached seven-bedroom, Georgian home which is offered for sale with no upward chain, and features approximately 3,000 square feet of flexible space, landscaped walled garden with outdoor kitchen is ideal for growing families and downsizers alike..

Detached Georgian period home • Approximately 3,000 ft² • Wealth of charm and period features • Seven double bedrooms • Farmhouse style kitchen, pantry and utility room • Sitting room and snug/study both with log-burning stoves • Refitted bathroom, shower room and guest cloakroom • Landscaped, walled garden with outdoor kitchen/dining terrace • Detached double garage • No upward chain

Accommodation

Welcome to Hillcrest House, a charming residence dating back to circa 1760 and steeped in charm and history. The wisteria wrapped canopied porch captures your attention before you see the striking, Minton tiles of the reception hall, deep skirting boards and hand-carved architraves. The hall leads to a vestibule area where there is a guest cloakroom, utility/boot room, which offers space for appliances as well as a larder cupboard and, also access down to the cellar, (believed to be a Victorian wet cellar).

To the right of the hall, is a snug, which could serve as a study. A cosy space with bespoke shelving and cabinetry to the recess, slate flooring and log-burning stove that provides a focal point. Arched double doors lead you through to generously sized sitting room, which is arranged around a striking hearth and mantle, within which is a “Jotul” log-burning stove. Natural light fills the room through sash windows at the front and side, as well as double patio doors to the rear. The farmhouse dining kitchen is full of charm with bespoke wall and base units and stone worksurfaces providing ample space and storage. A ceramic double Belfast sink takes in a view of the attractive courtyard terrace, while there is space for a range-style oven to the recess at the side, space for a fridge/freezer and integrated dishwasher. To the corner is a pantry cupboard.

To the first floor you will find four double bedrooms, all with fitted wardrobes, including the dual aspect master bedroom with striking feature fireplace. The bedroom at the rear, is currently used a study. The family bathroom has been re-fitted to provide a contemporary, heritage-style suite comprising free-standing bath, separate shower cubicle, WC and wash hand basin. There is also a separate WC.

The second floor features a landing, part of which has vaulted ceiling and exposed beams and could serve as a teenager’s suite/ study area which in turn leads to two double bedrooms and refitted shower room. A further double bedroom can be found across the landing.

Outside

Step outside into a private oasis full of charm and colour in abundance. This delightful walled garden has been lovingly landscaped with mature bedding borders flanking the central lawn where a stepping stone path leads to the outdoor kitchen and barbecue/dining terrace, which is ideal for entertaining and relaxing, al fresco, in style. A radial paved terrace offers further space for a morning cuppa or breakfast, while a gravelled and paved terrace to the corner offers a private spot for a quiet read. There is access through a timber gate from the street and access into the rear of the double detached garage which can be approached by vehicle, from the lane at the side.





Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties, offering a general store, medical centre, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, and provides excellent communications via rail from Market Harborough and Rugby and Junction 20 of the M1 at Lutterworth. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a large City Centre. Both Market Harborough and Leicester off mainline rail connections to London St Pancras in approximately an hour.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** G

Listed Status: Not Listed **Built:** 1760

Conservation Area: Yes, Husbands Bosworth Conservation Area

Services: The property is offered to the market with all mains services and oil-fired central heating.

Meters: Water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Hillcrest House has a right of way to its private drive

Flooding issues in the last 5 years: None

Accessibility: No modifications

Planning issues: None which our clients are aware

Satnav Information

The property's postcode is LE17 6LA , and house number 19.



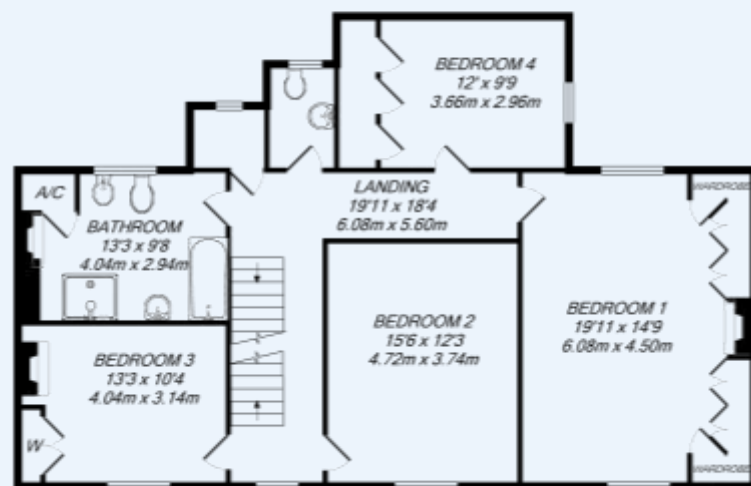


**Hillcrest House, 19 Bell Lane, Husbands Bosworth,
Lutterworth, Leicestershire LE17 6LA**

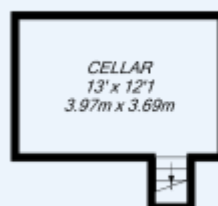
House approx. gross internal floor area = 280.17 M² / 3015.72 Ft²
Garage and Cellar approx. gross internal floor area = 39.53 M² / 423.34 Ft²

Total approx. gross internal area = 319.7 M² / 3,439.06 Ft²

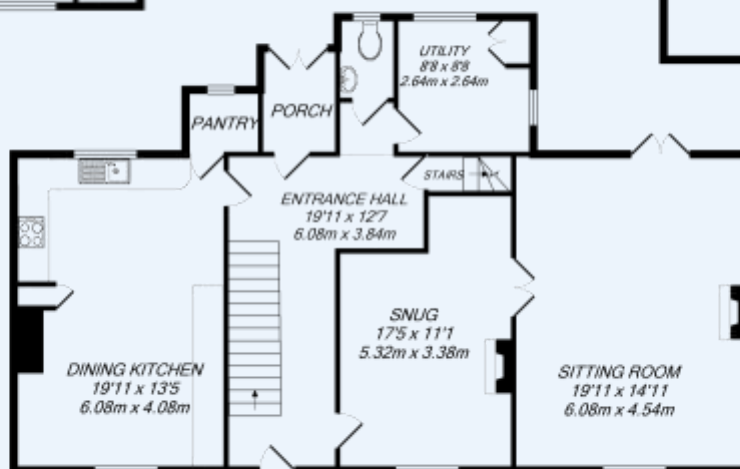
Measurements are approximate. Not to scale.
Or illustrative purposes only.



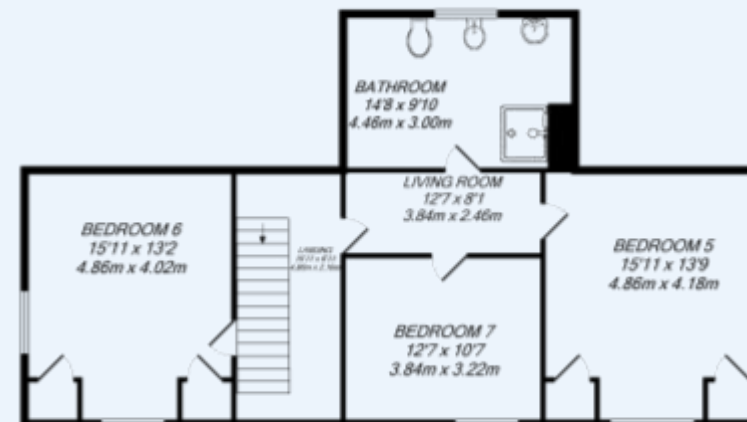
1ST FLOOR



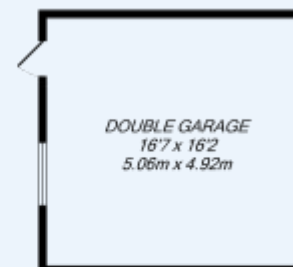
BASEMENT LEVEL



GROUND FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES SELICKS



Plan for illustrative purposes only.