



The Firs  
Norton Juxta Twycross, Atherstone, Leicestershire

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# A charming period house with a private driveway, mature garden, and stunning open countryside views.

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## Summary of accommodation

Three bedrooms | Two bathrooms | Sitting room | Kitchen/breakfast room | Dining room | Utility | Garden room

Annexe with bedroom four and shower room | Double garage

Garden

## Distances

Twycross 1.7 miles, Atherstone 7.2 miles, Tamworth 11 miles, Lichfield 18 miles, Coventry 20 miles

Leicester 20 miles, Loughborough 20 miles, Birmingham International Airport 24 miles, Warwick 35 miles

(All distances and times are approximate)



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## Situation

The Firs is situated within the rural village of Norton Juxta Twycross, lying on the Warwickshire/Leicestershire border between Market Bosworth and Ashby de la Zouch. Norton Juxta Twycross is in the civil parish Twycross, and the village of Twycross lies 2 miles southeast of Norton Juxta Twycross and offers a cricket club, church, pub, and Twycross Zoo, which is one of the UK's leading zoos.

There is an excellent range of state schools in the area to suit most requirements, including Congerstone Primary School, John Moore Primary School, and The Market Bosworth School, a secondary school with an Outstanding Ofsted rating. Private schools include the popular Twycross House School and The Dixie Grammar School.

The Firs is well positioned for the commuter, as rail networks from Tamworth have both West Coast mainline providing service from the northwest to London Euston and also Cross Country services, which provides direct services from Edinburgh to Penzance, in addition to local services to Nottingham and Birmingham.

Norton Juxta Twycross is surrounded by a variety of outdoor, cultural, and historical attractions, such as the National Forest, which offers numerous outdoor activities such as walking, cycling, and nature trails, Bosworth Battlefield Heritage Centre and Country Park, located a few miles from Norton Juxta Twycross, which commemorates the Battle of Bosworth, the final battle of the Wars of the Roses, Drayton Manor Theme Park located in Tamworth, and though slightly further away, Leicester offers a wide range of cultural and shopping venues to enjoy and explore.

## The property

The Firs is a charming, detached property constructed from brick under a tile roof with beautiful period features. The property is in an elevated position with far-reaching, open countryside views and benefits from two private driveways with gated entrances, a double garage and ample parking for a number of cars.















A gravel pathway leads to a grand front door, which opens to a glazed and timber porch with tiled flooring. This leads to an impressive entrance hall, which provides access to the elegant dining room with original timber flooring and spacious sitting room; both rooms benefit from working fireplaces, high ceilings, and large windows with refurbished original shutters. The dining room flows into a charming kitchen/breakfast room with a pantry, electric AGA, exposed beams, tiled flooring, and Fisher and Paykel integrated dishwasher. Double doors in the sitting room open to a light and airy garden room, complete with electric underfloor heating and external French doors leading to the private front garden and patio area. The ground floor further extends to a superb utility room with terracotta tile flooring, central wooden island and fitted units, a WC, and a rear, part-glazed porch with fitted cupboards and external double doors leading to the rear garden and gravelled drive.

Stairs in the entrance hall rise to a roomy landing, providing access to a beautiful principal bedroom with an original fireplace and a large en suite bathroom with walk-in shower, his and her sinks and freestanding bath. The en suite bathroom also has a door leading to the landing, so lends itself well to a family bathroom, too. The first floor also provides access to a generous double bedroom with an en suite shower room and a further double bedroom.

Stairs on the landing rise to a second floor, comprising an enormous loft room spanning the width of the property, which is currently used as a playroom as there is limited ceiling height; however, has potential for alternative uses. The cellar is separated into two vaulted chambers, one of which is a wine cellar, and the other is a handmade oak bar.

Externally, the annexe provides excellent secondary accommodation and is currently used as a home office; but also benefits from a separate entrance and driveway, it could easily provide accommodation for dependant relatives and equally is a spacious fourth bedroom with en suite and kitchen area.





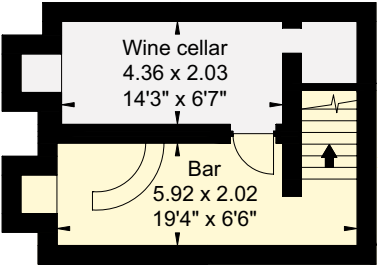
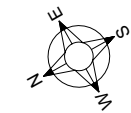
Annexe



Approximate Gross Internal Floor Area  
House: 243 sq m (2,617 sq ft)  
Loft Room: 15 sq m (162 sq ft)  
Annexe: 34 sq m (367 sq ft)  
Garage/Greenhouse: 35 sq m (381 sq ft)  
Total: 327 sq m (3,527 sq ft)  
inc. restricted head height

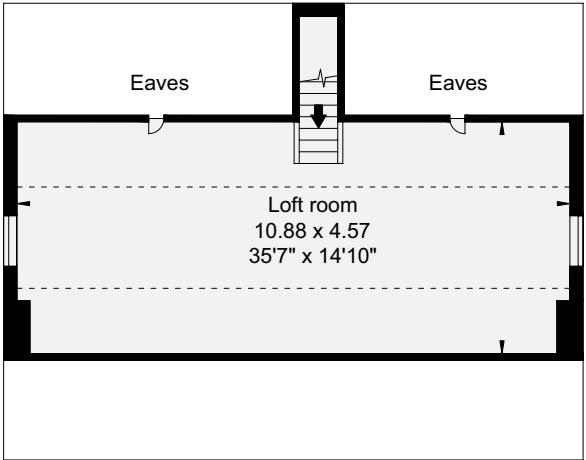
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

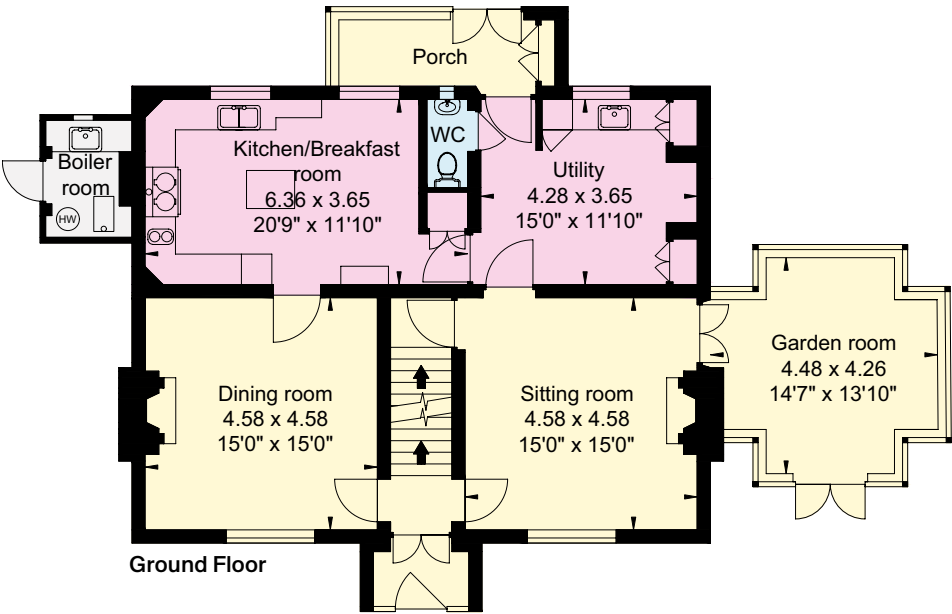
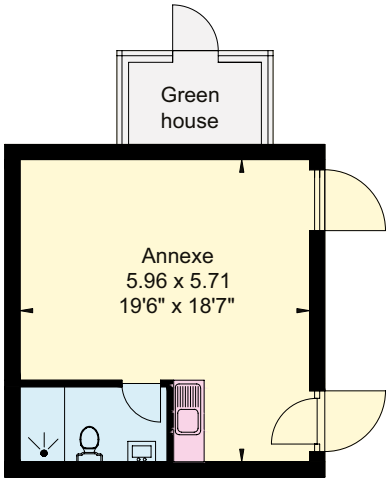


Cellar

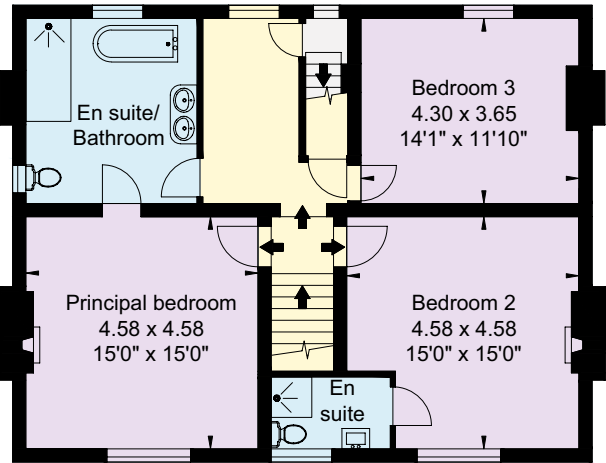
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Denotes restricted head height



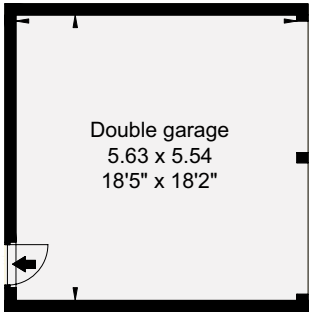
Second Floor



Ground Floor



First Floor



Not shown in actual location / orientation



The walled garden is a particular feature of the property, offering complete privacy and seclusion. The garden is principally lawned and beautifully landscaped, with a scattering of mature trees to the front and rear, including Apple, Yew and Silver Birch, and well-stocked herbaceous borders to the perimeter. The rear garden is south easterly facing and is complete with shaped hedging, which borders a stone paved path to the centre of the lawn, a large stone-paved patio, vegetable garden and greenhouse.

## Services

Mains electricity, water and drainage are connected to the property. Oil central heating (last serviced July 2024).







## Fixtures and fittings

All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

## Directions (CV9 3QA)

Take exit 11 from M42. Continue on A444 and turn left on to Nob Hill to Norton-Juxta-Twycross. Continue to Main Street and turn right to Shelford Lane. The Firs can be found on the first driveway on the right-hand side, accessed through double electric gates.

**What3words:** ///validated.wiser.rules

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Hinkley and Bosworth Borough Council: 01455 238141.

**Council Tax:** Band G

**EPC Rating:** G



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated February 2025.

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Date: 26 February 2025  
Our reference: BMR012491784

## The Firs, 1 Main Street, Norton Juxta Twycross, Atherstone, CV9 3QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£995,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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V4.3 Sep 24