



Byrons Covert
Wellsborough | Nuneaton | Warwickshire | CV13 6PB

FINE & COUNTRY

BYRONS COVERT

Byrons Covert is located on the outskirts of Market Bosworth and situated on approximately six acres which offers you an equestrian twist with contemporary & traditional features throughout the home. Greeted by a gated entrance with a turn-circle driveway with triple timber carport plus double detached garage, numerous paddocks serviced via the stable, mini orchard, four reception rooms with picturesque views, and with glorious landscaped gardens surrounding the home with an ancient Heritage woodland flanked to one side.



As you approach Byrons Covert you're greeted with an open Storm Porch with seating, outdoor lights and front door with obscured windows either side; and into the spacious Entrance Hall which has a vaulted high ceiling, wall lighting, open staircase arising to first floor, radiator and quick-step wooden flooring.

Cleverly designed interior structure with archways to open up your remarkable Reception Rooms with picturesque views & natural light to flood through; The Study Room with double glazed window to front, loft access, picture rail, quick-step wood flooring, radiator and storage shelving.

The Dining Room with a character bay double glazed window overlooking the formal 'garden, seating comfortably for 6-8 people, internal single glazed French doors, radiator, picture rail and quick-step wood flooring.

The spacious Reception Room which is currently being utilised as the Music Room, with double glazed character bay window flanked overlooking the formal garden, picture rail, quick-step wood flooring and two radiators.

The spectacular Lounge with dual aspect views to front and side from double glazed windows overlooking the formal gardens, bi-folding double glazed doors opening onto your rear garden & Entertainment Decked Patio, radiator, picture rail and an Inglenook fireplace with multi-fuel burner & bricked hearth surround.

The Kitchen/Breakfast/Dining Room with a double glazed window to side & double glazed character bay window to rear overlooking the formal gardens, comfortable dining for 6 people, tiles to floor, picture rail and recessed lights. The kitchen comprises; eye level wall units with cupboards & drawers under, incorporated Granite work surfaces, part tiling, Range Master oven with cooker hood above, space for appliances, wall mounted & traditional radiator and a Butler sink with drainer & mixer taps; a separate cupboard which houses the boiler and coats.

The Conservatory/Utility Room with double glazed windows to front, sides & rear with glorious views of the formal garden, courtyard & rear garden, radiator, draws and cupboards under incorporated work surface, inset one-and-a-half-bowl sink with mixer taps, and plumbing for further appliances.

The downstairs Family Bathroom with double glazed obscure window to front, picture rail, suite comprising of roll top free-standing bath with iron claw feet and mixer tap with shower attachment, low level WC & wash hand basin, wall mounted radiator, wall lighting, part tiling and storage cupboard.









Seller Insight

“ It was the unique location that attracted us initially as it offers complete privacy and wonderful views. We are country people at heart and wanted to give our children the opportunity to grow up surrounded by a rich and exciting array of wildlife, including muntjac traipsing through the orchard, hares in the field, ducks on our porch, and a variety of birds such as woodpeckers, nuthatches, and goldfinch,” say the owners.

“My husband and I have a real passion for gardening and we do our best to live sustainably off our own land as we grow lots of our own fruit and veg. The wildlife is just amazing and we try to keep everything as natural as possible. The outside space is private and peaceful, so it's ideal for relaxing and entertaining. There's plenty of space for a marquee if required and we've celebrated everything here from milestone birthdays to informal family get-togethers.”

“The kitchen is a big part of our home where I would be cooking whilst the children did their homework around the table and we'd all be chatting together talking about our day. The lounge is another family favourite as we can watch the changing seasons in the wood as the leaves change colour and give way to snow before the buds pop out again in spring. The bedroom has French doors that we open up to let in the sound of birdsong in the morning as we wake up with a cup of tea.”

“We're only the second family to have lived at Byron's Covert in the last 70 years which speaks volumes. Living here for the past 15 years has been such a treat for myself and my family and we will miss it dearly. It's hard to describe the pleasure of waking to the sound of birdsong and opening the curtains to be greeted with lush, rolling fields. One of the real virtues of the place for us has been the sheer space available for our children to play, and of course, keeping ponies and pets.”

“Nearby is the charming town of Market Bosworth which has plenty of amenities, including a newsagents, Co-op, restaurants, pubs, fish and chip shop, and a monthly farmers market showcasing the best local produce. The country park is just wonderful for walking, horse riding, and playing, and there's lots of groups to get involved with where you're always assured of a warm welcome.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









SLEEPING QUARTERS

Up to the first floor gallery-style light & airy landing with a storage cupboard and double glazed windows overlooking the stunning views of the Heritage Woodland & the formal gardens.

The Principal Bedroom with double glazed French doors opening onto a Juliette balcony overlooking the rolling British countryside, the Paddocks & the rear garden, double glazed skylight window to front, radiator, vaulted high ceiling, built-in double set of wardrobes, door leading to your own En Suite; with double glazed obscure window to side, suite comprising of tile enclosed bath with mixer taps & waterfall shower above with folding door, low level WC and wash hand basin, part tiling, laminate flooring, wall mounted radiator and extractor fan.

Bedroom Two which has a double glazed window to side overlooking the front garden & courtyard garden, double glazed skylights to front & rear, vaulted high ceiling, storage under the alcoves and radiator; with also a room with low level WC & wash hand basin, radiator and extractor fan.

Bedroom Three with double glazed window to rear overlooking the formal gardens, the British countryside & the Paddocks, vaulted ceiling, radiator and storage under the alcoves.

Bedroom Four has double glazed window to rear, overlooking the formal gardens, woodland & the Paddocks, radiator and storage under the alcoves.

The Upstairs Bathroom with double glazed obscure window to front, suite comprising of double shower cubicle with waterfall shower attachment, low level WC & wash hand basin, laminate wooden flooring, vaulted ceiling, radiator and part tiling.









OUTSIDE

You're greeted into Byrons Covert by a gated gravelled driveway, leading to a gravelled sweeping driveway which curves into a gravelled turn circle for ease of manoeuvring, a triple timber built Car Lodge, twilight lighting, a double detached Garage with an electric up&over door, side access, power & lighting, a further gated access which leads to the Paddocks and the formal Front Garden; which is laid to lawn with a selection of trees & fruit trees, flower borders with shrubs & flowerbeds.

The Courtyard Garden to the side of the home, which comes off the Conservatory/Utility Room, with gravel paving and a selection of shrubs & trees.

Screened to one side of the home is the Heritage Woodland giving you picturesque views right across the rolling British countryside and having nature right on your doorstep. There is water/electric/power connect to the stabling and for servicing the numerous paddocks.

Off the Lounges bi-folding doors, you're onto the rear formal garden which is laid to lawn flanked with a selection of wildflowers, a decked patio for your evening entertainment, BBQ dining & sun lounging overlooking the spectacular views of your rear garden flowing onto the Paddocks.

Leading from the decked area and behind a further selection of shrubbery, you have a greenhouse, mini orchard and raised planters ready for your "Good Life" gardening.

Onto the formal rear garden with a water feature, a gravelled Entertainment Area with water tap & lighting, flowerbeds flanked to one side with a selection of shrubs, trees & flowers, with a wild meadow towards the rear with a mini coppice.

Approximately four acres of pastures with stabling of four stables & a tack room with power & water, a barn which services the numerous paddocks and an acre of glorious gardens.





LOCATION

A small medieval market town, Market Bosworth is steeped in a rich heritage and a legacy association with the Battle of Bosworth Field and more recently the Richard The Third trail. It is most famously near to the site of the decisive final battle of the Wars of the Roses. The market square is in the centre of the town, surrounded by various shops, boutiques, Excellent private & public schools in close vicinity, local football rugby & tennis clubs.





Services

- Electric- Mains
- Oil tank
- Water- Mains
- Sewage- Septic tank

Local Authority

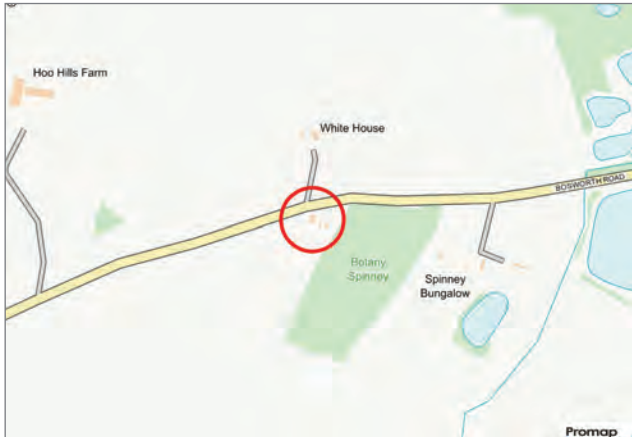
Freehold | EPC Rating D | Council Tax Band F (Hinckley & Bosworth District)

Viewing Arrangements

Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

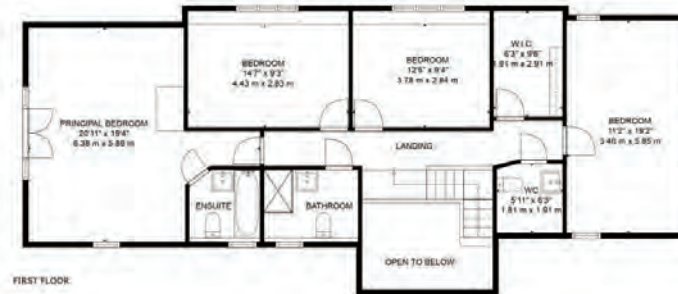
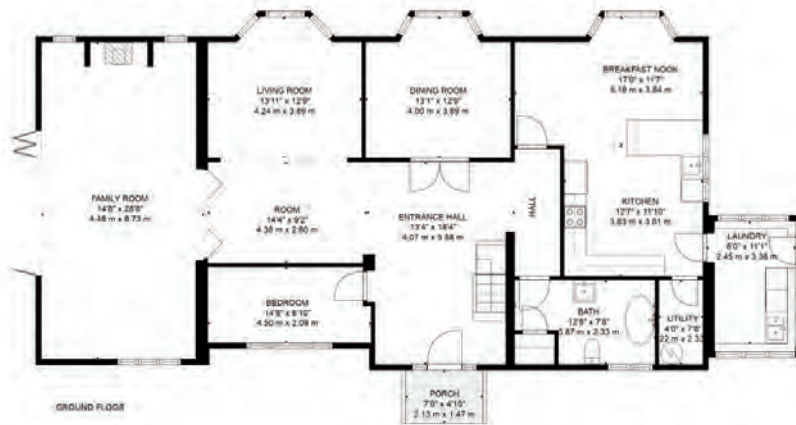
Website

For more information visit www.fineandcountry.com/uk/coventry



Opening Hours

- Monday to Friday 9.00-17.30
- Saturday 9.00-16.30
- Sunday By Appointment Only



GROSS INTERNAL AREA
 GROUND FLOOR : 1842 sq. ft, 171 m², FIRST FLOOR : 1166 sq. ft, 108 m²
 EXCLUDED AREAS: , GARAGE: 1193 sq. ft, 111 m²
 PORCH: 34 sq. ft, 3 m²
 TOTAL: 3008 sq. ft, 279 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		59 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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