



Westlands

Sibson Road | Ratcliffe Culey | Atherstone | Leicestershire | CV9 3PH

FINE & COUNTRY

WESTLANDS

Westlands is more than a home — it's a lifestyle, a sanctuary, and a canvas for whatever future you imagine.



A Rare Countryside Sanctuary with Timeless Elegance and Endless Possibilities

Set down a long, sweeping driveway and surrounded by the rolling hills of the Ratcliffe Culey countryside, Westlands is an exceptional country estate that captures the very essence of refined rural living. Spanning over 7.5 acres, this remarkable property offers not only a stunning main residence but also two beautifully appointed self-contained annexes, enchanting grounds, a working smallholding, and a fully equipped boutique camping ground with 29 serviced pitches.

Main Residence – A Home Steeped in History and Style

As you approach the main house, a vast driveway and panoramic views across peaceful fields set the tone. A striking entrance door opens to reveal a home rich in character, charm, and craftsmanship.

The ground floor unfolds with effortless charm and natural flow, beginning with a flagstone-tiled hallway that sets a welcoming tone with its rustic textures and elegant cloakroom. At the heart of the home is the light-filled kitchen, breakfast, and family room—where granite worktops, copper accents, and a statement AGA blend beautifully with contemporary functionality. French doors and chapel-style windows bathe the space in natural light and frame the formal gardens like a living painting.

Just beyond the kitchen, the snug offers a warm and inviting retreat, complete with a wood-burning stove, exposed brickwork, and rustic timber flooring—perfect for cosy winter evenings. The generous main lounge features parquet flooring, high ceilings with decorative coving, and a bay window overlooking the gardens, all centred around a handsome fireplace.

Additional reception rooms include a reading room with triple-aspect windows, a nursery or music room with another bay window and fireplace, and a formal dining room that could just as easily serve as a home office or creative studio.

Below, a cellar provides practical utility space or the ideal environment for wine storage. Upstairs, the galleried landing leads to four generous double bedrooms, each rich in original character, with fireplaces and views across the grounds. The family bathroom is traditional yet indulgent, featuring flagstone floors, a high-level flush WC, walk-in shower, and a freestanding roll-top bath that completes this timeless scene.

The West Wing & Additional Bedrooms

A separate inner landing leads to two further double bedrooms, both enjoying views over the gardens, and served by a stylish shower room — ideal for teenagers, guests, or even multi-generational living.













Annexe One – Grand & Self-Sufficient

With its own gated entrance and private hallway—spacious enough to accommodate a baby grand piano—Annexe One is a four-bedroom residence in its own right. This beautifully designed home includes a sitting room with French doors, a lounge featuring a gas fireplace, and a modern kitchen/dining/snug complete with an AGA and integrated appliances. A separate laundry room and a charming rear garden porch add to the sense of comfort and independence.



Upstairs, the principal suite impresses with vaulted ceilings and a luxurious en-suite, while three additional bedrooms and a second WC make this annexe ideal for extended family living, a high-end holiday let, or an elegant guest wing.





Annexe Two – Characterful & Cosy

With its own stable door entrance, Annexe Two is full of character and charm. The open-plan kitchen, living, and dining area features a butler sink and warm wood accents throughout, creating a cosy yet stylish space. A downstairs cloakroom and utility room add practicality, while a spiral staircase leads to a breathtaking vaulted bedroom with rustic timber flooring, a dressing room, and a vintage-inspired ensuite complete with an roll-top bath and views across the countryside.









The Grounds – Where Lifestyle Meets Legacy

The landscaped gardens offer a variety of outdoor spaces, from sun-soaked patios perfect for alfresco dining to lawned areas ideal for family life, complete with mature borders. Beyond the gardens lie outbuildings, a workshop, and open green spaces—perfect for peaceful strolls or adventurous little explorers.

The estate also includes Peacock Field, a tranquil retreat featuring a nature pond, previously used for yoga, meditation, and outdoor ceremonies.

Tucked away at the edge of the grounds is a unique boutique camping area with 29 serviced pitches—each with water, electricity, and fire pits—alongside shower blocks, wash facilities, and a charming space with permission in place to be transformed into a café and shop but could also be used for whatever suits your vision. Whether for private enjoyment or the foundation of a lifestyle business, the possibilities are as inspiring as the setting itself.

Whether you're seeking multi-generational living, a private escape, or an inspiring new venture, this remarkable estate offers something truly rare: space, beauty, and purpose, all wrapped in timeless elegance.













Services and Additional Information

Utilities – The property is served by mains water and electricity. Waste is managed via a Klargester treatment plant, while the two principal residences are heated by oil-fired systems. The smaller annexe is powered by LPG.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability – High speed internet available. We advise you to check with your provider.
Tenure – Freehold | EPC: E | Council Tax Band: G

Directions - Postcode: CV9 3PH / what3words:///crush.static.youthful

Local Authority: Coventry City Council

Council Tax Band: Hinckley and Bosworth Borough Council

Viewing Arrangements

Strictly via the vendors sole agent Fine & Country Coventry

Website

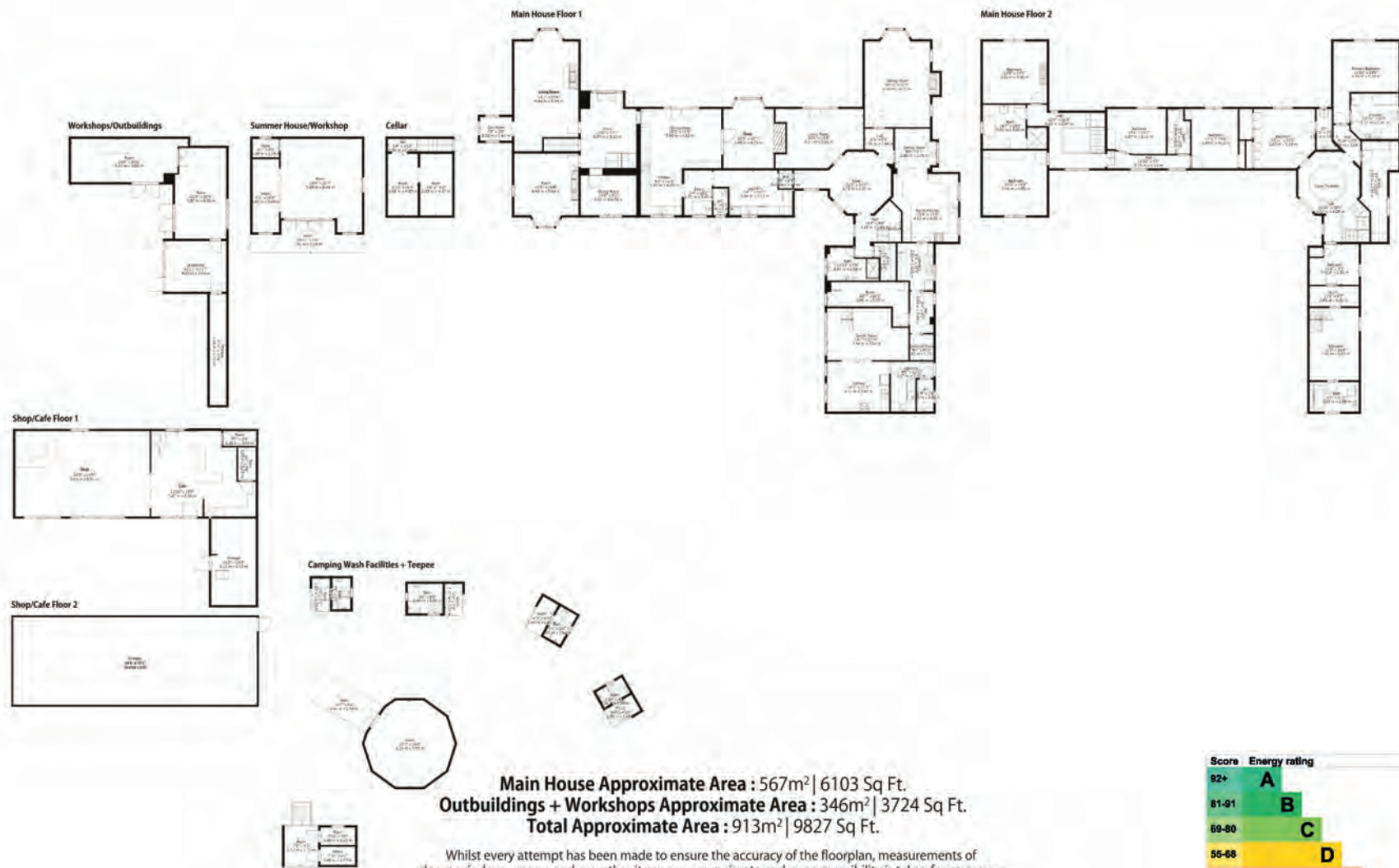
For more information visit F&C Microsite Address

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		86 D
39-54	E	51 E	
21-38	F		
1-20	G		





GRAHAM HOWELL
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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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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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