



Westfield Farm Cottage

Carlton



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- A beautifully upgraded period cottage
- Picturesque rural location
- Modern open plan living kitchen
- Two further formal reception rooms
- Five spacious bedrooms and three bathrooms
- Beautifully landscaped gardens
- Open countryside views
- Large block paved driveway with ample parking
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders of Market Bosworth are delighted to offer to the market Westfield Farm Cottage, an exceptional five-bedroom, three-bathroom family home nestled quietly on the outskirts of the historic Market Bosworth, a stones throw from the banks of the Ashby Canal.

The property combines history, period features perfectly combined with contemporary style, set in a particularly attractive quiet position the property offers space in abundance both inside and out. Located off a shared private drive, there is a large block paved driveway providing ample parking and access into the timber framed double garage.

To the rear of the property a vast seating area covers the width of the property and extends via a garden path to a second seating area with a large garden room finished to a high specification with power, cabling and lighting. The rest of the garden is laid mostly to lawn with established borders, kept secure by a neat post and rail fence maximising the uninterrupted views beyond.

Since owned, Westfield Farm Cottage has been restored, refitted and greatly extended to an amazing standard with no expense spared. The interiors are nothing short of impressive with its' stylish, light and airy accommodation laid across two floors. In brief; a large entrance hall, open plan kitchen living room, formal dining room, large front to back sitting room with inset log burner, utility room and downstairs W/C.





Upstairs are five double bedrooms including the main bedroom with a contemporary en-suite and use of bedroom five currently as a fully fitted dressing room. There is also a family bathroom and en-suite shower room to bedroom two.

Location

Situated around two miles from the coveted village of Market Bosworth. The property is surrounded by open countryside for those looking for a rural position it does not get much better with open fields and Ashby canal a short stroll away and beyond the historic town of Market Bosworth. There are a number of state and private schools nearby including the well-regarded Dixie Grammar School and Twycross House School. The cities of Leicester, Nuneaton, Coventry, Birmingham and Nottingham are all within commuting distance and there is a train service to London from Nuneaton (fast 59 mins).

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil fired central heating.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band D.

Measurements

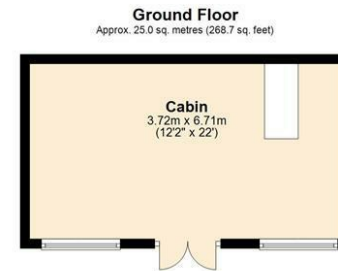
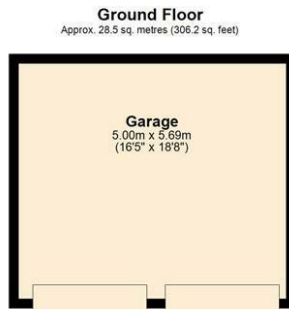
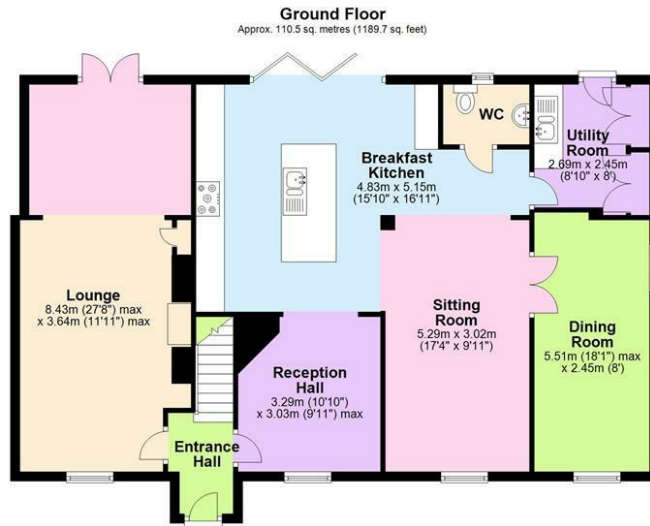
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Total area: approx. 267.8 sq. metres (2882.9 sq. feet)



Viewing by appointment only

Alexanders

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Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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