



Walkers Farm
Odstone, Leicestershire



Walkers Farm



A fantastic farmhouse in a superb position



Walkers Farm, Newton Lane, Odstone
Nuneaton, Leicestershire CV13 0QU



**A fantastic farmhouse in a superb position with
traditional buildings and land**

- 3 reception rooms
- Reception hall
- Farmhouse kitchen
- Utility room
- Games room
- 7 bedrooms
- 4 bath/shower rooms
- Attached traditional buildings
- Traditional range with storage and stabling
- Garaging
- Superb grounds with formal gardens, a vegetable garden, a lake and paddock land.
- About 6.07 acres in all



Walkers Farm



Situation

Walkers Farm is situated in lovely open countryside but with easy access to a great range of village amenities in Market Bosworth. A wider range of facilities and services can be found in nearby Ashby de la Zouch and Tamworth, with easy access to the cities of Birmingham, Leicester, Derby and Nottingham.

The area is extremely well served with major roads including the M42, M6 and M6 Toll. East Midlands Airport is only 14 miles away and Birmingham Airport is 24 miles away. There are direct

rail services to London available from Nuneaton and Birmingham New Street.

The area offers an excellent range of schooling including Twycross House School, Manor House at Ashby de la Zouch, Foremarke Hall, Repton School, and The Dixie Grammar School.

Description

Walkers Farm is a very attractive farmhouse of mellow red brick construction under tiled roofs and with attractive Georgian style windows. There are fantastic uninterrupted views across the

surrounding countryside. The house is supported by a superb range of traditional single and two-storey outbuildings arranged around a large yard.

Internally, the property shows many attractive architectural features, with exposed beams, good carpentry and a fantastic galleried reception hall. The accommodation extends over three floors and offers very generous proportions with a good balance of bedrooms and bathrooms.

Superb grounds with formal gardens, a vegetable garden, a lake and paddock land.

The gardens and grounds around the house make a superb setting for this very attractive property and show wonderful mature trees, and choice shrubs and perennials. There is a well maintained lake which adds a wonderful dimension to this special property. Beyond the range of buildings, paddocks extend to about 2.96 acres. In all the land extends to about 6.07 acres.

Accommodation

The principal entrance to Walkers Farm opens into a most impressive galleried entrance hall with an oak staircase serving two floors and a lovely limestone flagged floor. From the hall, there is access through to the kitchen and also to an open plan sitting and dining room.

The dining room has a projecting square bay with doors out to a seating terrace and an Inglenook fireplace with an inset log burner. Beyond the dining room, there is a large sitting room with a part vaulted ceiling; a staircase leads up to the billiard room and a study, both rooms have exposed roof trusses. There is a further enclosed staircase from the sitting room leading to the first and second floors.

The kitchen has a good range of fitted cupboards with pippy oak doors and granite work surfaces; there is ample space for a large table. The oil fired Aga has an electric companion and is set into an Inglenook. To one side of the kitchen is a walk in pantry, and to the other a generous utility and boot room with a door out to the courtyard. Adjacent to the kitchen is a further sitting room with an attractive Tudor style stone chimney piece.

There are three bedrooms on the first floor, radiating off the large galleried landing. The master bedroom has great views and an en suite bathroom; there is also a further bathroom on this floor. There are four bedrooms and two bath/shower rooms on the second floor.



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Outbuildings

Walkers Farm is supported by a superb range of traditional farm buildings organised around a spacious yard and approached through a high archway. Adjoining the west side of the farmhouse, a section of the buildings have been converted to create additional accommodation for the house - the billiard room and the study - and below is a workshop and store room. The remainder of the buildings offer extensive ground and first floor storage together with five loose boxes, a tack room and kennels.

On the east side of the house is a very good garage block providing open and enclosed garaging for a number of vehicles.

Gardens, grounds and paddocks

From Newton Lane, a long driveway leads past the paddocks towards the house. The drive splits, leading west towards the garaging and east towards the house and yard.

Just south of the stables is a turn out paddock and beyond this, and running parallel with the driveway are two larger paddocks extending to approximately 2.96 acres in all. West of the buildings, there is a further yard and a four bay horse walker (available separately).

The gardens extend away to the north, east and west of the house with well-kept lawns and shrubbery borders dividing different sections of the gardens; there are some lovely trees including cedar and walnut. Nearer the house, the gardens are part walled and there are seating terraces. The lake runs along the eastern boundary of the property and is surrounded by well-kept borders and mature woodland; a path leads down to a jetty.

In all, the gardens, grounds and paddocks extend to about 6.07 acres.

Local authority

Hinckley and Bosworth Borough Council.
Telephone: 01455 238141

Services

Mains water and electricity are connected. Drainage is to a private system (Klargester type). Central heating is provided via an oil fired central heating system.

Tenure

The property is to be sold freehold with vacant possession.

Public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments, statuary, and the horse walker are excluded from the sale. Some may be available by separate negotiation.

Directions

Mineral rights were excluded over part of the grazing land in a previous sale by The Crown. The property is subject to restrictive covenants - further details available on request.

Directions

Walkers Farm is approached off Newton Lane, midway between Newton Burgoland and Odstone. Postcode: CV13 0QU

Viewings

Strictly by appointment through Fisher German LLP.
Telephone: 01530 410840.
Email: ashbyagency@fishergerman.co.uk.

Particulars prepared September 2018. Photographs taken October 2016



Scope for conversion of outbuildings to ancillary or other uses



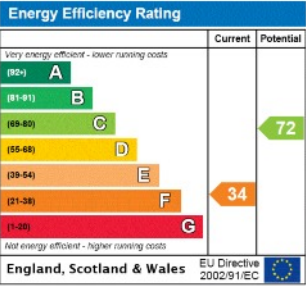
Walkers Farm

Walkers Farm, Odstone Approximate Gross Internal Area

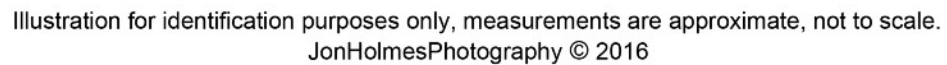
Main House = 564 sq.m / 6066 sq.ft
Attached Stores And Workshop = 84 sq.m / 900 sq.ft
Total = 648 sq.m / 6966 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2016



Traditional Building Including Garaging = 512 sq.m / 5510 sq.ft



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Approximate Travel Distances



Locations

- Ashby de la Zouch - 7 miles
- Tamworth - 14 miles
- Leicester - 15 miles
- Derby - 28 miles
- Birmingham - 30 miles



Nearest Stations

- Polesworth - 11 miles
- Atherstone - 12 miles



Nearest Airport

- East Midlands Airport - 14 miles

Fisher German
Ashby de la Zouch Office
Telephone: 01530 410840
Email: ashbyagency@fishergerman.co.uk
www.fishergerman.co.uk

Alexanders
Market Bosworth Office
Telephone: 01455 291471
Email: mbsales@alexanders-estates.com
www.alexanders-estates.com

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