



Rose Cottage, Main Road, Claybrooke Parva, Lutterworth,
Leicestershire, LE17 5AE

HOWKINS &
HARRISON

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Claybrooke Parva, Lutterworth,
Leicestershire, LE17 5AE

Guide Price: £695,000

This beautifully presented, three story period cottage offering a fabulous mix of traditional and contemporary style living space, boasting two reception rooms, an impressive open plan kitchen/dining/family room and four double bedrooms. The property further benefits from a generously sized and well-maintained rear garden, along with a double garage, ample off-road vehicular parking and a separate carport.

Features

- Sought after village location
- Open plan kitchen/dining/family room
- Two reception rooms
- Four double bedrooms
- Recently re-fitted bathroom
- Brace and latch doors
- Original features including fireplaces and exposed beams
- Zone controlled underfloor heating to the kitchen, utility room and cloakroom
- Generous rear garden
- Larger than average size garage with carport
- An abundance of off-road parking



Outside

A side gate provides pedestrian access to the rear garden which has been wonderfully landscaped and beautifully maintained. Adjacent to the rear of the property is a sizeable, terraced area laid with Indian Sandstone, providing an ideal space for outdoor dining and entertaining. There are two raised beds edged with wooden sleepers, with a central step leading up to a gravelled area beyond which, is the main garden which is of a generous size and laid to lawn with flower, shrubs and hedged borders. The lawn itself is edged by box and beech hedging. The driveway is located to the rear of the property and provides parking for numerous vehicles next to which, is a timber open car port with block paved hard standing and a substantial, larger than average size garage, benefitting from an electric roller shutter door and separate side pedestrian access. Light and power are connected. The garden also benefits from a large timber shed set onto a hard standing.



Ground Floor

The property opens into the entrance hall, which has doors leading through to the ground floor accommodation. Located to the front aspect is a well-appointed sitting room, with dual aspect windows to the front and side, flooding the room with natural light, and an attractive exposed beam. The focal point to the room is an exposed brick-built feature fireplace with oak beam above, slate hearth and multifuel burner inset. A second reception room is also accessed from entrance hall, which has multiple uses and would make ideal dining room, second sitting room or a home office. This delightful room, with a continuation of the wood effect flooring from the entrance hall, benefits from an exposed ceiling beam and an attractive brick feature fireplace with multifuel burner, original oak bressummer over, set upon a slate hearth. There is a useful built-in storage cupboard, staircase rising to the first floor and a brace and latch door leading into the impressive open plan kitchen/dining/family room. This spacious family living space is truly the heart of the home. The kitchen is fitted with a comprehensive range of cream high gloss, handleless units incorporating numerous cupboards and drawers with ample oak worksurfaces. A centre island with seated breakfast bar area offers further storage solutions with cupboards beneath, along with a counter sunk, stainless steel sink unit with cream cupboards under. There is a built-in Neff combination oven and space for a range style cooker with extractor hood above, dishwasher and an American style fridge/freezer. This lovely light and airy room, with Velux windows and oak bifold doors which provide views over and lead out onto the beautifully landscaped rear garden, is finished with contemporary slate effect tiling to the floor which is underfloor heated throughout. A brace and latch door gives access through to the utility room which has a continuation of the tiled flooring and a further range of base level units, with space for a washing machine and tumble dryer. From here there is access to the downstairs cloakroom, comprising of a low-level flush WC and a pedestal wash hand basin.





First Floor

The first-floor landing has a window to the front aspect and a wonderful cast iron feature fireplace. Brace and latch doors give access to the first-floor bedrooms and family bathroom, with a further staircase rising to the second floor. The spacious master bedroom with vaulted ceiling, benefits from dual aspect windows and enjoys views over the rear garden and countryside beyond. There are two sets of built-in double wardrobes and an en-suite shower room with Velux window, wash hand basin, WC and a double shower enclosure with rainfall shower attachment. Bedroom two is also a generously sized double bedroom boasting wonderful views across to the village church. There is an original cast iron feature fireplace, exposed ceiling beam and a useful built-in storage cupboard. The family bathroom has been recently re-fitted and also benefits from church views and overlooks the open field to the front. There is attractive tongue and groove panelling to the walls, slate effect tiling to the floor and exposed ceiling beam. The bathroom comprises of a Victorian style suite comprising of a roll top bath with telephone style bath tap and handheld shower attachment, WC with original Thomas crappers cistern, along with his and hers wash hand basins, chrome heated towel rail and a double walk-in shower enclosure with glass screen.

Second Floor

There are two further double bedrooms occupying the second floor, both with exposed ceiling timbers. The larger of the two rooms overlooks the front aspect, with a door through to an adjoining room which would be ideal as a walk-in dressing room, or could be used as a study or snug.



Location

Claybrooke Parva is a sought after village situated within south Leicestershire. It is surrounded by attractive countryside. The town of Lutterworth is approximately 5 miles away to the south east, where there is a wide range of amenities to be enjoyed. Schooling is excellent, with junior schooling available within Claybrooke Parva itself and the neighbouring village of Ullesthorpe. The village falls within the catchment area for Lutterworth College, Lutterworth High school, Rugby High School and Lawrence Sherriff School. There is good access to the A5 from the property linking to the excellent motorway network in Leicester and Warwickshire. Virgin trains provide a high speed service from Rugby to London Euston in under 50 minutes.





Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01455-559203](tel:01455-559203).

Fixtures and Fittings

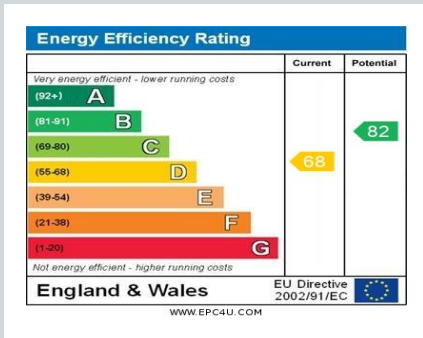
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

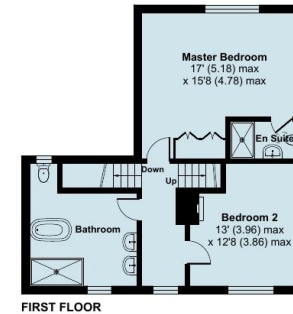
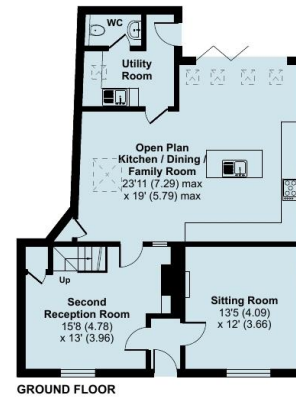
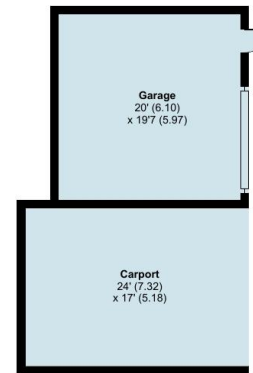
Harborough District Council 01858 828282.
Council Tax Band – E.



Main Road, Claybrooke Parva, Lutterworth, LE17

Approximate Area = 1965 sq ft / 182.5 sq m
Garage = 392 sq ft / 36.4 sq m (excludes carport)
Total = 2357 sq ft / 218.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Howkins & Harrison. REF: 1038428

Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
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