



Orchard Lodge, Main Street, Cotesbach,  
Leicestershire, LE17 4HZ

HOWKINS &  
HARRISON



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Cotesbach, Leicestershire,  
LE17 4HZ

Guide Price: £760,000

We are delighted to be able to offer to the market this substantial five bedroom detached barn conversion, with a self-contained one bedroom annex. The property has paddocks and stabling approaching 2.64 acres, or thereabouts, and is ideal for any family with equestrians. The property is offered with no upward chain.

### Features

- Sought after village location
- 2.22 acre paddock with stabling
- Suitable for equestrian use
- Easy access to bridlepath
- Five generous bedrooms
- Two bedrooms with en-suites
- Vaulted ceiling
- Exposed wooden beams
- Wood burning fire
- Courtyard to rear of property
- Attractive gardens
- Duck pond
- Double garage
- Self-contained one bedroom annex
- Outbuilding/workshop
- EPC rating - D





## Accommodation

The property opens into a spacious porch/boot room, in turn leading through to a fabulous kitchen/breakfast room with a vaulted ceiling with exposed ceiling timbers, beams, and flagstone flooring. There is a well-appointed kitchen with bespoke built, freestanding wooden units, incorporating numerous cupboards and drawers. Off the kitchen, a door leads to the rear lobby, which has a door to a downstairs cloakroom and an external door leading to the courtyard garden. There is a lovely sitting room which is accessed off the kitchen/breakfast room, with another vaulted ceiling with exposed ceiling timbers and beams. The main focal point of the room is a large, exposed brick-built fireplace where a cast-iron wood burning stove, with wooden beam above, which is set upon a raised hearth.







## Bedrooms and family bathroom

Off the kitchen a door provides access to an inner hallway, leading to the five bedrooms and the family bathroom. The master bedroom boasts an en-suite shower room, with double shower cubicle, and walk-in wardrobe. There are French doors which give access to an attractive courtyard garden. The guest bedroom also has the benefit of an en-suite shower room and the bedroom to the rear of the property benefits from a built-in wardrobe. The remaining bedrooms are well proportioned and are of a generous size. There is a splendid family bathroom with a large walk-in shower cubicle, Victorian claw foot, roll top bath, Victorian style high flush WC, wash hand basin set into a vanity unit with cupboard and drawers beneath. There are exposed wooden floorboards and beams to the ceiling.





## Outside

There is a driveway off the main road which gives access to the property, from which the adjoining working farm shares. The property is situated on the left of the drive and the land included within the sale is on the opposite side of the driveway. The driveway gives access to a double garage, with electric operated doors, and provides ample off-road parking for many vehicles. The annex is accessed to the side of the garage which has internal stairs leading to the upper floor accommodation. Behind the garage is large outbuilding which would make an ideal workshop. The main property has an attractive and private rear courtyard which has been nicely landscaped and provides a sheltered and private sitting area. Opposite the property is a fenced duck pond and a paddock. Behind the duck pond is a wooden stable block, with electricity and water connected, and a five-bar gate which gives access to the remaining fields. There is also a store with potential to convert into a tack room. The top field has been used as a fair-weather Ménage. There is the benefit of a bridleway which runs in front of the property and leads out into the adjacent fields.



## Location

Cotesbach is a lovely village community, surrounded by rolling countryside, with the advantage of being close to Lutterworth (2.0 miles) and Rugby (5.8 miles) town centres. The property is well located for the commuter with excellent road links via the A426 leading to the A5 and motorway access to the M1 at Lutterworth or the M6 at Rugby. Main line train services to London Euston are available from Rugby and take just under 50 minutes. Within the village The Stables and the Old School House are recently renovated retail outlets offering a selection of small independent shops and a cafe. Just outside the village, there is also a very popular independent garden outlet, The Garden Barn, which boasts a café and sells reclaimed garden items, furniture, statuary, and plants. Cotesbach is also in catchment for the boys and girls grammar schools in Rugby, and is within reach of a number of independent schools including Rugby School and Princethorpe.



## Annex

Forming part of the garage there is a fully self-contained, one bedroom annex with its own separate access, located at the side of the double garage. A door leads into a kitchen/breakfast room, fitted with white modern high gloss units with integral appliances including an electric oven and ceramic hob, fridge/freezer, washing machine, dishwasher. A door gives access to a staircase rising to a first-floor lounge with a double bedroom and well equipped bathroom which includes a bath with shower over.



## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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. Tel: 01858 828282.  
Council Tax Band – F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

