



Manor Farm Cottage, The Green, Wigston Parva, Leicestershire, LE10 3AN

HOWKINS &
HARRISON



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Guide Price: £975,000

A beautiful, five bedroom period cottage dating back to the mid 1800s, set on a south facing plot of just over ¼ of an acre. Located on a no through road, in the delightful Leicestershire hamlet of Wigston Parva, in a conservation area, this property has wonderful, landscaped gardens with open countryside views, a double garage and separate plot with a 2227 sq ft barn.

Features

- Full of charm and character
- Three reception rooms
- Kitchen/breakfast room
- Spacious utility/boot room
- Five bedrooms, two with en-suites
- Oak wooden flooring
- Double garage
- Large summerhouse
- Beautiful landscaped rear garden with open views
- Property and garden extending to just over 1/4 of an acre
- Separate barn, with permission granted for use as a leisure plot, sitting on a 0.48 acre plot
- Conservation area
- Located in a delightful Hamlet



Location

The property is situated in the pretty hamlet of Wigston Parva, Leicestershire equidistant between Hinckley and Lutterworth (4 miles) via the A5. It is conveniently situated with access to the main Midland conurbations of Leicester (12 miles), Coventry (12 miles) and Birmingham (20 miles) as well as the main Midland motorway network. Access is via the A5(M42 and M1 in the north) and M6 and M1 in the south. The M69 is approximately 2 miles to the north and provides a direct link between Leicester and Coventry. Mainline rail stations are available at Nuneaton (6 miles) and Rugby (10 miles) and both provide a direct link into Birmingham and London.



Ground Floor

The front door provides access to the dining room which features exposed ceiling timbers, wooden flooring, a Victorian style radiator and a white painted, brick-built chimney breast with oak beam above which currently houses a cream electric stove on a flagstone hearth. A further door leads through to a spacious utility room which also features exposed ceiling timbers, along with a useful storage cupboard, dual aspect windows overlooking the Green, attractive tongue and groove panelling to two walls, Victorian style radiator and a variety of shaker shabby chic wall and base cabinets, with scaffolding board work surfaces over giving the room a rustic feel. There is an Armitage Shanks Belfast sink and a Rayburn double oven with two hotplates. The room opens into an additional area with further storage solutions and a stable door leading out to the rear parking area. The kitchen is accessed from the dining room, via a sliding brace and latch barn style door, which complements the utility with tongue and groove panelling and a further range of shabby chic style kitchen cabinets, with attractive scaffolding board work tops over, along with a four oven Aga with hotplates. There is a polished concrete floor, exposed ceiling timber along with double doors which open out onto the rear garden, and a side door to the parking area. The kitchen opens out to a spacious reception room with attractive oak wooden flooring, stairs rising to the first floor and French doors leading to the rear garden, as well as a door through to an inner lobby which leads to a storage room with rear access and a cloakroom, with WC and a wash hand basin. Double wooden doors lead through to the sitting room which has an impressive timber ceiling, continuation of the oak flooring and triple aspect windows, which flood the room with natural light and overlook the front aspect, providing views over the attractive village green. The focal point of the room being a log burner with oak beam over, set on a flagstone hearth.





First Floor

A spacious landing with wooden flooring has doors leading to the first floor accommodation, which includes five spacious bedrooms and the family bathroom. The principal bedroom is generously sized, featuring attractive ceiling timbers and French doors which open out to a Juliet balcony which afford plenty of natural light and provide views over the attractive rear garden and countryside beyond. A sliding door provides access to the en-suite, which has continuation of the oak flooring and part tongue and groove panelling to the walls. There is a fully tiled shower enclosure with rain forest shower head and attractive shabby chic wash stand, with wash hand basin inset and WC. Bedrooms two and three both enjoy delightful views over the village green and feature exposed ceiling timbers. In addition, bedroom two further benefits from an attached en-suite with further tongue and groove panelling, double Belfast sink wash hand basins, WC and a fully tiled shower enclosure with rainforest shower attachment. There are two further bedrooms located to the rear aspect, along with the family bathroom which is fitted with a freestanding ball and claw foot Burlington bath with Victorian style fittings over, bespoke singer wash hand basin and WC.





Outside

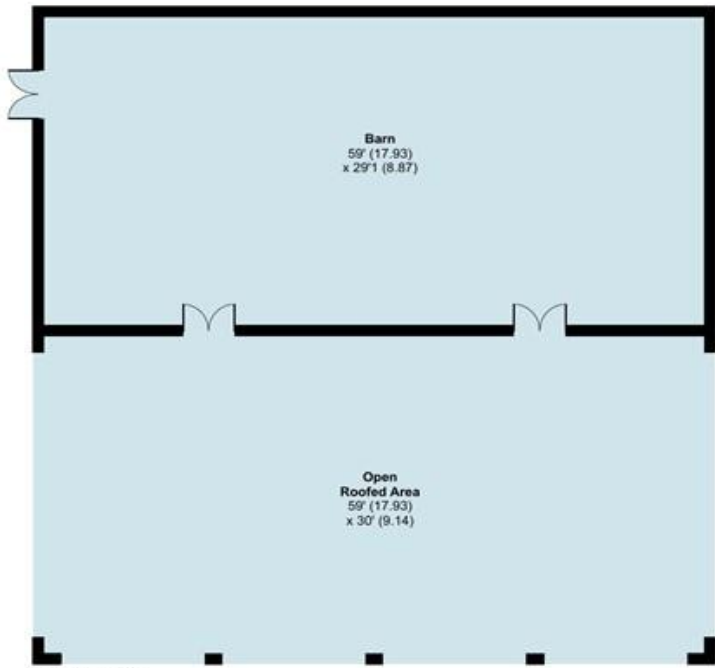
To the front of the property there is a pretty picket fence with gate providing access to a cobbled path which leads to the front door, either side of which is a lawned area with well stocked, pretty flower borders. To the side of the property there is a five bar gate and pedestrian gate giving access to a tarmac drive, which provides parking in front of the garage with double wooden doors. The beautifully maintained and landscaped, split-level rear gardens are accessed from a paved patio, over which is an impressive Victorian style veranda. This delightful area provides an ideal space for outdoor dining and entertaining. Mainly laid to lawn, the wonderful rear garden has numerous established borders planted with a variety of flowers, shrubs and trees, box hedging, pergolas with climbing roses and wisteria. A paved path meanders past the double garage and leads towards a further parking area, which is enclosed by wrought iron fencing and accessed via a wooden gate. The path continues to the summer house in front of which is an additional patio and lawned area with planted borders and fruit trees. The rear garden is enclosed by a combination of close board and post and rail fencing which allows you to make the most of the country views beyond. To the very rear of the garden is a further wooden summer house.





The Green, Wigston Parva, Hinckley, LE10

Approximate Area = 2227 sq ft / 206.9 sq m
 Outbuilding(s) = 3956 sq ft / 367.5 sq m
 Garage = 317 sq ft / 29.5 sq m
 Total = 6500 sq ft / 603.9 sq m
 For identification only - Not to scale

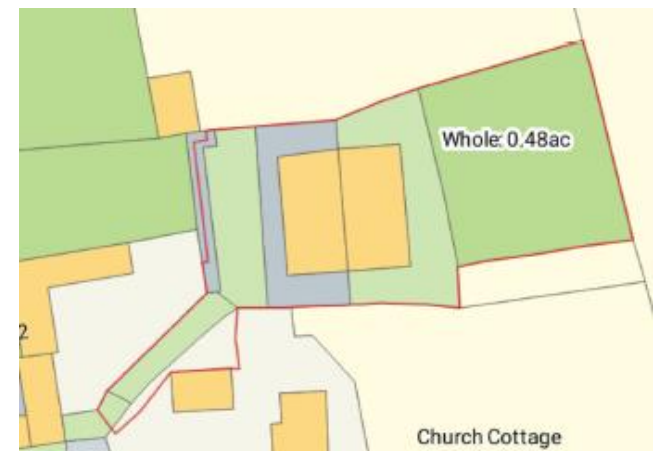


OUTBUILDING 1



The Barn

Located only 50 meters from the property, the 222.7 sq ft barn sits on a 0.48 acre plot and has agreed planning for use as a leisure plot and currently houses goats and chickens. The barn is accessed along a track leading from Church Lane, via a five bar gate beyond which, is some agricultural land to the left and hard standing adjacent to the barn. Stock proof and picket fencing encloses the land and barn which is open fronted with further hard standing. Double doors to the side and doors to the front provide access inside the barn, which is of a part brick built and wooden clad construction. The land is divided into sections with a pond and large chicken coop.



Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

Fixtures and Fittings

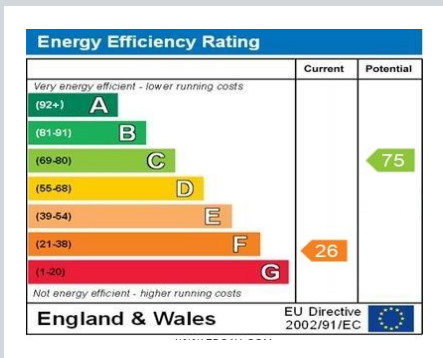
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Blaby District Council Tel: 0116 2750555
Council Tax Band – F.



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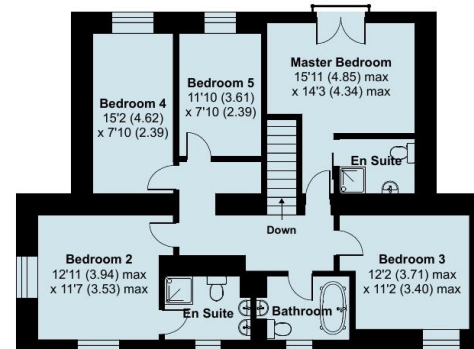
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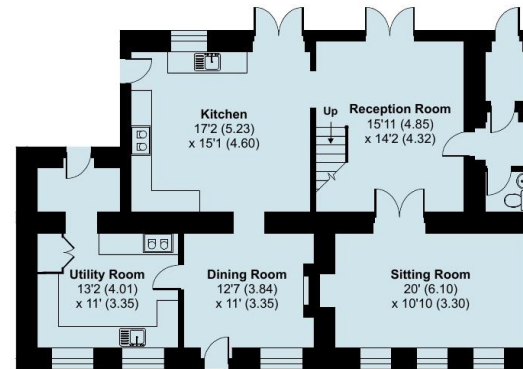
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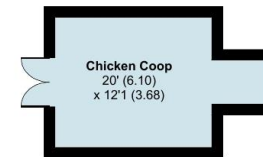
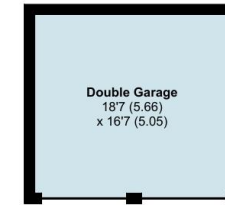
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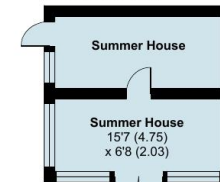
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 3



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1139261

Every 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.

