



Watling Farm House, Watling Street, Burbage, Leicestershire, LE10 3AR

HOWKINS &
HARRISON

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Guide Price: £790,000

Watling Farm House is an immaculately presented, four-bedroom home finished to an impeccably high standard. Benefitting from a four-car garage, an assortment of garden areas and a detached wellness centre with sunken jacuzzi, sauna and gym. This property needs to be seen to really appreciate everything it has to offer.

Features

- Sought after location
- High specification
- Beautifully presented throughout
- Four generous bedrooms, two with en-suites
- Under floor heating to the ground floor
- Two Wood burning stoves
- Games room/snug
- Utility room and laundry room
- Downstairs cloakroom
- Detached wellness centre/gyn
- Four car garage with large office above
- Ample off-road parking
- Secure gated access



Location

Burbage is considered to be a commuter location for large parts of Leicestershire, Warwickshire and the West Midlands as it is ideally placed for the M69 which links the M6 and M1 and the A5. The nearest railway station is Hinckley which is about 1.5 miles from Burbage centre on the boundary between Burbage and Hinckley. Local amenities include a small library, primary school, infant school, junior school and high school.



Ground Floor

The property is entered through a large, oak front door which opens into the impressive entrance hall where you are greeted by a beautiful Carrera marble staircase with contrasting black railings. The entrance hall, boasting Carrera marble flooring with underfloor heating and inset downlights to the high ceilings, opens through into the spacious living room benefitting from solid oak flooring, also with underfloor heating. The living room is light and spacious due to the dual aspect; a large bay sash window to one side, and a UPVC glass patio door to the other. A wonderful focal point to the room is the large inset woodburning stove with gorgeous oak mantle, and inbuilt shelving displays either side. A door leads through to the kitchen/dining/living area. The kitchen area benefits from a stunning fitted kitchen comprising of a range of wall and base units with stylish shaker style cupboard doors, granite work-surfaces over and a double Belfast Sink with extendable mixer tap. There are a range of built-in appliances to include; an electric Rangemaster cooker with five ring hob, ovens below and enclosed extractor hood over, microwave, a large American style fridge/freezer, with shelves around, and a dishwasher. To the centre of the kitchen area is a large island with an impressive granite work surface with seated breakfast bar. The island also benefits from a range of built-in appliances to include a further dishwasher, boiling Quooker tap, wine cooler and inset sink with extendable mixer tap as well as providing ample worktop space and further storage solutions. From the kitchen, doors lead to the utility area, the useful pantry and opens through into the large living/dining area. The utility area has three further doors giving access to the courtyard, downstairs WC, utility room and laundry room. In the kitchen/dining/living area there are inset downlights and Velux windows to the ceiling affording plenty of natural light. There is an external door giving access to the front of the property, into the courtyard, and double oak and glass panel doors leading to the games room/snug. This room benefits from a large bay window to the side, inset downlights to the ceiling and a beautiful ornate log burner.





First Floor

The marble staircase rises to the first floor landing which has beautiful exposed beams to the ceiling. A large window to the side aspect and a small window to the front allow for plenty of natural light. From the beautiful galleried landing are doors leading to the four generous bedrooms and the family bathroom. The principal bedroom has a large sash window and a door through to the en-suite shower room, which comprises of a large shower enclosure, low-level flush WC and a pedestal wash hand basin. There are Velux windows to the ceiling and a wall-mounted heated towel rail. Bedroom two is light and spacious with dual aspect windows and built-in wardrobes. Bedroom three is a generous size and also benefits from a large en-suite bathroom. This comprises of a 'P' shaped bath with shower head over, a low-level flush WC and wash hand basin. Bedroom four benefits from a double built-in wardrobe with sliding mirrored doors. The family bathroom comprises of a panelled bath with shower head over, a low-level flush WC, pedestal wash-hand basin with a few steps leading up to the tiled shower enclosure.

Outside

The attractive property is accessed via double electric gates along a tarmac driveway. The property benefits from ample off-road parking and a large, four-car garage with office space above. This can be accessed via the electric roller door, or via a pedestrian door. The garage benefits from a WC. Subject to planning, this would make the perfect annex. The property sits on a generous plot with different sections of garden. The main garden is to the west of the property and is mainly laid to lawn. There are two courtyards to the property, one of which is accessed via the front pedestrian gate, or the external door in the kitchen, and the other accessed through a pedestrian gate to the rear, which can also be accessed by the patio door in the living room. Within the courtyard, you will find the impressive wellness centre. This detached unit has a large floor to ceiling window to the front aspect and a pedestrian door to the side. Through this door is a therapy room, with a further door through to the gym, equipped with various exercise machines, a ground-level jacuzzi, sauna, shower and door through to WC. There are inset downlights, Velux windows and exposed beams to the ceiling. A fantastic addition to an incredible home.





Viewing

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

Fixtures and Fittings

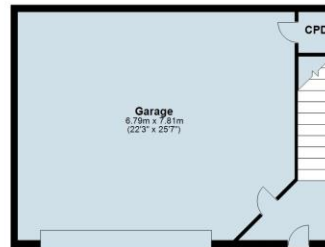
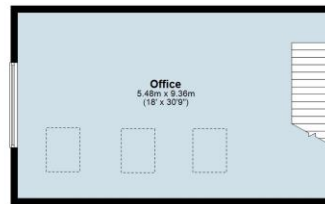
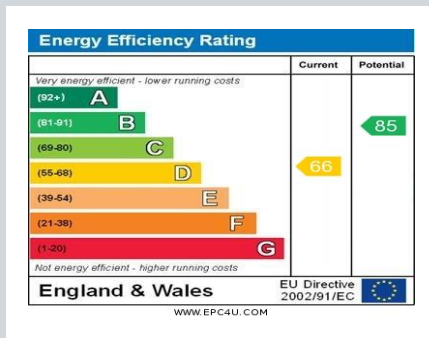
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Hinckley and Bosworth Borough Council 01455 238141.
Council Tax Band – G.



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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.



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