



West End Farm, West End, Bitteswell, Lutterworth, Leicestershire, LE17 4SE

HOWKINS &
HARRISON

West End Farm, West End
Bitteswell, Lutterworth,
Leicestershire, LE17 4SE

Guide Price: £875,000

A beautifully presented, Grade II listed 18th Century six-bedroom farmhouse, with over 4000 sq ft of accommodation including garage and outbuildings. Located in the heart of the popular village of Bitteswell overlooking The Green, this property offers accommodation over three floors with Georgian and early Victorian features. The outbuildings (stables) currently have planning permission granted for conversion into a one bedroom annexe. Offered for sale with no onward chain.

Features

- Period property
- Character
- Exposed ceiling timbers
- Grade II listed
- Aga
- Inglenook fireplace
- Six bedrooms and four bathrooms
- Outbuildings (stables) with planning permission
- Popular village location
- Secondary double glazing
- Spacious accommodation over three floors
- Cellar



Location

Bitteswell is an extremely sought after Leicestershire village, situated approximately one mile north of Lutterworth. The village has two public houses, village hall, an exceptional primary school, cricket club and the picturesque St Mary's Church in the centre of the village. More comprehensive amenities are available in Lutterworth which offers an assortment of shops, supermarkets, which includes a Waitrose, churches, doctors and dentists. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. Bitteswell is ideally situated for the commuter with access to the motorway network via junction 20 of the M1 and is only six miles from the M6. There are regular high speed train services to London Euston from Rugby, as well as services to London St. Pancras International from Market Harborough, which take just under 50 minutes.



Ground Floor

The front door opens directly to the dining hall which has original quarry tiled flooring. This delightful room is full of character with exposed ceiling beams and an impressive inglenook fireplace with timber cupboards either side and feature fire inset with fire basket, providing a welcoming focal point to the room. Stairs rise to the first floor and doors provide access to the ground floor accommodation along with the spacious cellar below with barreled ceiling. The sitting room has a large multi paned window overlooking the front aspect, flooding the room with natural light. There is an attractive ceiling beam, original shelving, fireplace with marble hearth and coal effect gas fire inset. Overlooking the front and side aspects, the kitchen is fitted with a variety of lime washed wall and base kitchen cabinets with complementary work surfaces over, including shelving and attractive display cabinets. There is an Aga inset into the chimney breast, fridge and microwave, with ample space for a dining table and chairs, along with additional space for appliances. Accessed from the kitchen, a spacious utility/boot room provides space and plumbing for a washing machine and tumble drier, fitted with further wall and base cabinets. A stable door provides access to the side of the property. From the dining hall, an inner hall has doors to the cloakroom and to the family room, boasting dual aspect windows which afford plenty of light and a glazed door to the garden. There is a log burner inset over a flagstone hearth and beam over, with a key feature to the room being an a-frame ceiling beam.





First Floor

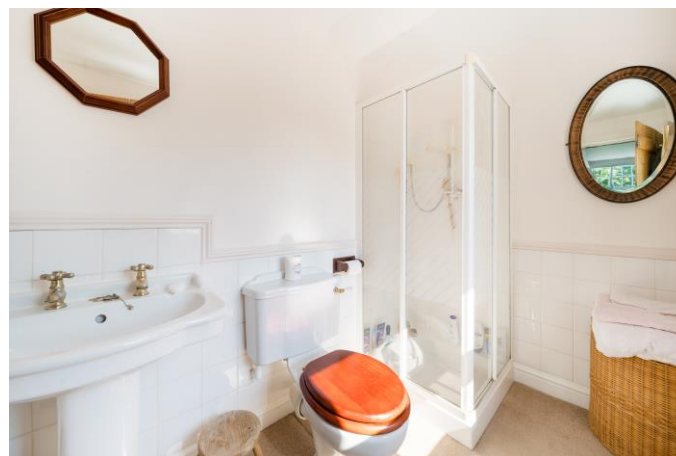
A window over the staircase provides natural light to the first floor, which has useful fitted cupboards and doors leading to three bedrooms and two bathrooms. The master bedroom is particularly spacious with dual aspect windows, an exposed ceiling beam, fitted wardrobes to one wall and wall hung dressing table. A door leads to the en-suite which comprises of a corner shower enclosure, WC and a wash hand basin. Bedroom two and three both overlook the front aspect and benefit from fitted wardrobes, with bedroom three having a useful mirrored cupboard. The family bathroom is part tiled and has an exposed beam, panelled bath with glass shower screen and Victoriana shower over, bidet, pedestal wash hand basin and WC.

Second Floor

A spacious galleried landing with ceiling beams has attractive brace and latch doors which provide access to two storage cupboards, three further bedrooms and two bathrooms. All three bedrooms overlook the front aspect and have exposed ceiling beams, with bedroom five benefitting from its own en-suite shower room. The bathroom to the second floor is fitted with a bath with shower over and separate handheld Victoriana shower attachment, wash hand basin and WC, with Velux window and low level storage.

Outside

To the front of the property there are established borders planted with a variety of shrubs and seasonal plants. To the side, double wooden gates provide vehicular access with a further gate for pedestrians. Beyond the gates, the garden has been landscaped and offers a spacious gravelled drive, which extends around the circular lawned area and to the side of the outbuilding with garage, workshop with light and power and three stables. There is a separate outbuilding with WC, a seating area behind a dwarf wall and further lawned area with established shrubs and plants, which includes clematis and laurels. The stables have planning permission granted for the conversion into a one-bedroom annex.





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

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

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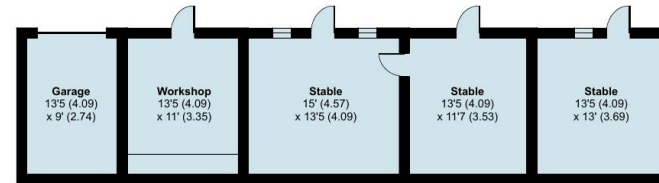
Approximate Area = 3163 sq ft / 293.8 sq m

Garage = 121 sq ft / 11.2 sq m

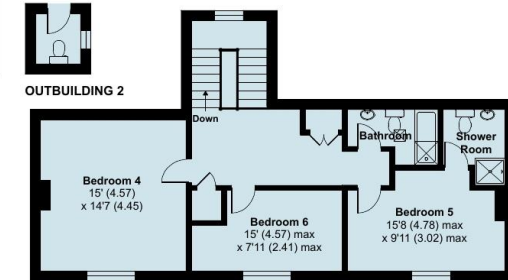
Outbuildings = 746 sq ft / 69.3 sq m

Total = 4030 sq ft / 374.3 sq m

For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2



LOWER GROUND FLOOR

GROUND FLOOR

SECOND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Howkins & Harrison. REF: 1163063

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