



Fir Tree Cottage, Fir Tree Lane, Swinford, Lutterworth, Leicestershire, LE17 6BH

HOWKINS &
HARRISON



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Swinford, Lutterworth,
Leicestershire, LE17 6BH

Guide Price: £815,000

A four bedroom detached farmhouse with formal garden, stables, outbuilding, with potential to convert subject to obtaining the correct permissions, and a 1.55 acre paddock with field shelter. Located in the heart of the popular village of Swinford, this property offers spacious and versatile accommodation over two floors with far reaching countryside views.

Features

- Three reception rooms & Four bedrooms
- Wood burning stove
- Master bedroom with dressing room and en-suite
- Kitchen/breakfast room with Aga
- Four stables & Double oak framed open garage
- Separate covered car port with access to loft rooms
- Potential for further development
- Large courtyard with parking for several vehicles
- Established rear garden with variety of fruit trees
- Access from the garden to the 1.55 acre paddock
- Field shelter and /storage hay barn
- Open countryside views



Location

The desirable village of Swinford is ideally placed for access to major roads, benefitting also from a Church, the Chequers pub, and a primary school. Secondary schooling is available at Lutterworth, Houlton & Guilsborough, with independent and grammar options available in Rugby. It is situated about 5 miles away from Lutterworth and 7 miles from Rugby, both offering a good range of everyday services and amenities. Market Harborough is approximately 15 miles to the east. London can be reached via a direct train service from Rugby or Market Harborough in around 1 hour and Birmingham International Airport is also easily accessible via the M6 (J1) 6 miles. The M1 (J21) and A14 (J1) are both within 4 miles.



Ground Floor

From under a covered storm canopy, the front door opens into the kitchen, which is fitted with cream shaker style wall and base kitchen cabinets with complementary work surface over. There are character features including an attractive brick-built fireplace with wood burning stove and exposed ceiling timbers. Brace and latch doors lead through to the ground floor accommodation and the breakfast room, which has been thoughtfully designed with floor to ceiling cabinets which have space and plumbing for a fridge, freezer, washing machine, dryer and dishwasher. There is a four oven Aga, which is the heart of the area, and a window overlooking the courtyard and stables. From the kitchen, an inner hall has a door which provides access to the courtyard. From the inner hall the shower room is accessed, fitted with ceramic floor tiles, WC, pedestal wash hand basin, corner shower enclosure and a Victoriana heated towel ladder. The sitting room has stairs rising to the first floor, exposed timbers and a brick-built fireplace with log burner inset. Triple aspect windows overlook both the front and rear aspects and the room opens out to a further reception room, which is currently being used as a dining room and has windows overlooking the front elevation, along with French doors leading to the garden. The family room was originally the main reception hall and is accessed from the kitchen. Stairs rise to the first floor and an inglenook fireplace provides a focal point to the room, with original cupboards either side. A door leads through to the cosy snug which is fitted with an open fireplace with granite hearth and oak surround.





First Floor

Stairs from the family room rise to a spacious galleried landing where three double bedrooms, an airing cupboard and bathroom are accessed. The bathroom is fully tiled throughout and fitted with a panelled bath, wash hand basin and WC. From the sitting room stairs rise to a landing which leads to the master suite, where doors lead to a bathroom with vaulted ceiling, exposed timbers and fitted with ceramic floor tiles, panelled bath with shower and screen over, pedestal wash hand basin and WC. Step down from the landing to a spacious dressing room or nursery with Velux windows. From here the bedroom is accessed and features exposed wooden floorboards and is flooded with natural light from further Velux windows.





Outside

To the front of the property there is a low maintenance gravelled area, pedestrian gate and double wooden gates which provide access to an extensive block paved courtyard/stable yard, which provides parking for numerous vehicles. There are two full size stables and two stables suitable for ponies. A double open fronted garage has a pitch roof, light and power and provides covered parking. An archway leads to a covered area with staircase rising to the loft, which is divided into two separate areas with Velux windows over. This could be converted to further living accommodation subject to obtaining the correct permissions. Beyond is the formal garden which has a paved patio with water feature and pergola over. The rear garden is mainly laid to lawn with established borders stocked with a variety of plants and shrubs including pretty hydrangeas. To the side, there is a combination of close board fencing and low level brick-built wall with attractive willow screening over. Fruit trees include Pear, Apple, Victoria Plum, Damson and Cherry. To the rear of the garden there is a low level post and rail fence, with pedestrian gated access to the paddock land of just over one and a half acres, including a field shelter and a storage/hay barn with electric and water connected. The paddock can also be accessed via a lane through a steel five bar gate, allowing vehicular access.







Viewing

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

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	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
77		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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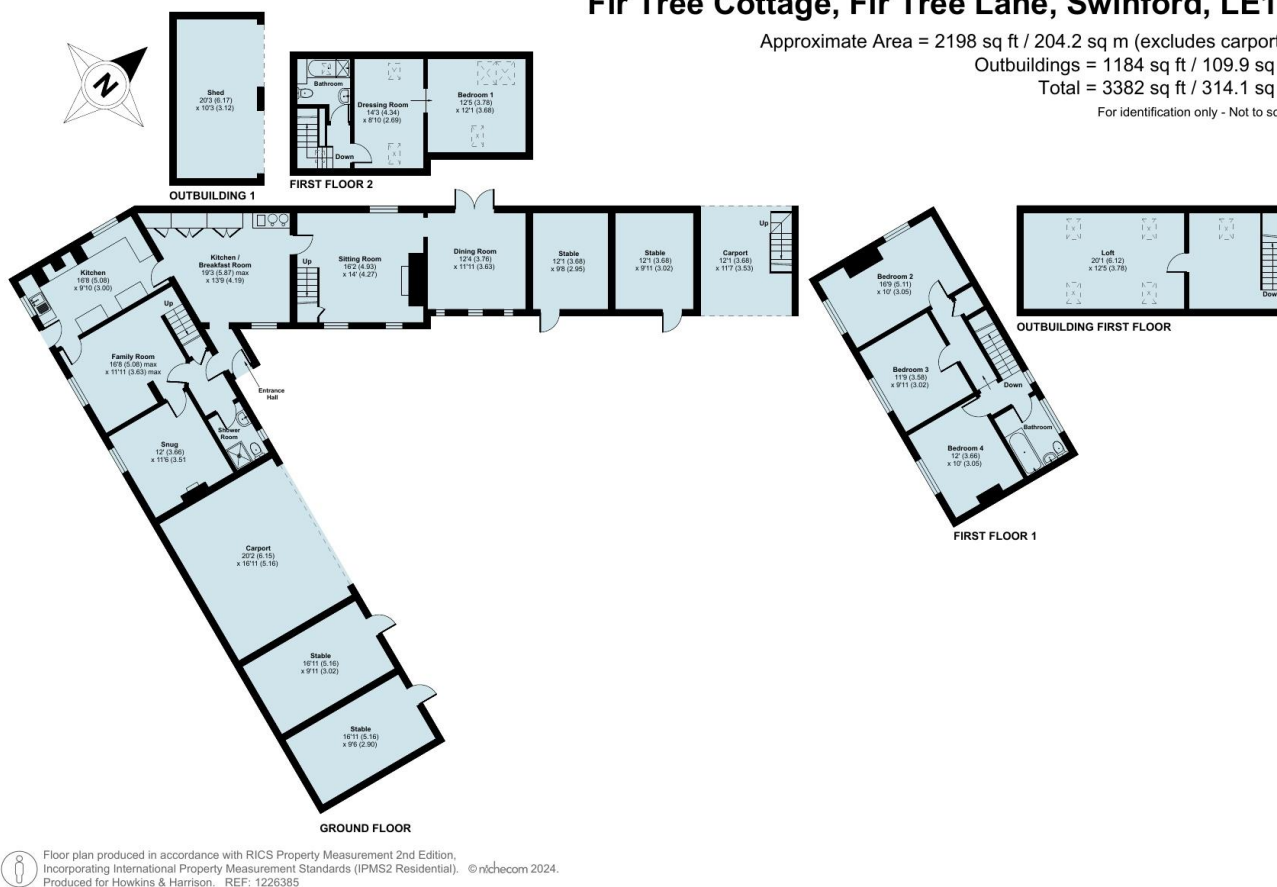
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Approximate Area = 2198 sq ft / 204.2 sq m (excludes carports)

Outbuildings = 1184 sq ft / 109.9 sq m

Total = 3382 sq ft / 314.1 sq m

For identification only - Not to scale



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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