



Manor Farm House, Sketchley Old Village, Burbage, Hinckley, Leicestershire,
LE10 3HT

HOWKINS &
HARRISON



Manor Farm House, Sketchley Old Village, Burbage, Hinckley, Leicestershire, LE10 3HT

Guide Price: £725,000

A rare opportunity to acquire a charming two/three bedroom cottage with three reception rooms, 1.47 acre paddock, stables, workshop, garages and outbuilding, located on the edge of Sketchley Old Village in Burbage.

Features

- Two/three bedrooms
- Principal bedroom with spacious en-suite
- Three reception rooms
- Versatile accommodation
- Exposed beams
- Total plot extending to 1.98 acres
- 1.47 acre paddock
- Additional small paddock area of approximately 0.11 acres
- Spacious courtyard
- Three garages and workshop
- Six stables
- Tack room
- Barn and a brick-built field shelter/store



Location

Sketchley Old Village is situated on the outskirts of Burbage, which 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 local shops, a supermarket, small library, primary school, infant school, junior school and a high school.



Ground Floor

The property opens into a useful porch with checkerboard flooring, where a further door provides access to the sitting room with exposed ceiling timbers, windows overlooking the front elevation and an attractive oak staircase rises to the first floor. A cloakroom is accessed off the sitting room and fitted with WC, wash hand basin, Victorian style radiator and oak shelf. The family room is also accessed from the sitting room and has an exposed ceiling timber, fitted wall lights, fitted shelves and oak effect flooring. Dual aspect windows, affording plenty of natural light, overlook the front aspect and rear courtyard, with the focal point of the room being a feature fireplace fitted with a coal effect gas fire, oak surround and granite hearth. Multipaned doors from the sitting room lead to the dining room, with windows overlooking the front elevation and French doors with secondary glazing providing access to the side landscaped garden. The kitchen is fitted with a variety of modern oak effect wall and base cabinets including plate racks and pan and cutlery drawers, with granite work surfaces over. Integrated appliances include a fridge, freezer, dishwasher, gas hob with extractor fan over and electric oven. From the kitchen, a door leads to an inner hall, where there is a storage cupboard and to a further porch with stable door which provides access to the courtyard. A utility room offers further storage options and space for additional appliances.





First Floor

A galleried landing with window over, exposed ceiling timbers and oak effect flooring has doors leading to the first floor accommodation including two bedrooms, an office and two en-suite bathrooms, along with a storage cupboard. The principal bedroom has further exposed timbers, a Victorian style feature fireplace and complementing Victorian style radiators below dual aspect windows which enjoy views over the paddock. There is a useful walk-in wardrobe with fitted furniture including drawers, shelves and hanging space. A door from the principal bedroom leads to a spacious en-suite, with ceramic floor tiling and fitted with 'his and hers' wash hand basins with fitted mirror over, inset into an impressive bespoke vanity unit with numerous cupboards, drawers and shelving, along with a corner shower enclosure, WC and a chrome heated towel radiator. From the en-suite, a door provides access to a further room which would make an ideal office/study/nursery or could be used as an additional bedroom. There is oak effect flooring, a window overlooking the side aspect and under eaves storage. Bedroom two benefits from fitted cupboards and a Victorian style feature fireplace. Attached to the room is an en-suite fitted with a fully tiled shower enclosure, wash hand basin and WC.





Outside

The property is enclosed to the front by low level wrought iron fencing, with a low level gate opening on to a flagstone pathway, which leads to the front door. Beyond this is a landscaped fore garden which has views over the paddock and is of particularly low maintenance, with planted established flower borders and cobblestones. A pergola leads through to the side garden where there is a flagstone patio area in front of a covered canopy, box hedging, raised sleeper beds and established shrubs. Access to the courtyard is gained from both sides of the property, with the main vehicular entrance being through a covered archway, where double wooden gates lead to the large courtyard with parking for numerous vehicles, workshop and garages. There is a split level patio with planted borders which extends across the property, providing a further seating area for al fresco dining. The vehicular access leads down to the first paddock and around to hard standing where there is parking in front of a stable block with four stables. The stable block is accessed via a sliding door with open fronted barn to the side, attached to which are two further brick-built stables and a secure tack room. The main paddock with field shelter is accessed via a five bar gate to the side of this stable block and equates to 1.47 acres and overlooks the front of the property. There is an additional small paddock area equating to 0.11 acres to the rear of the property with gated access.







Viewing

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

Fixtures and Fittings

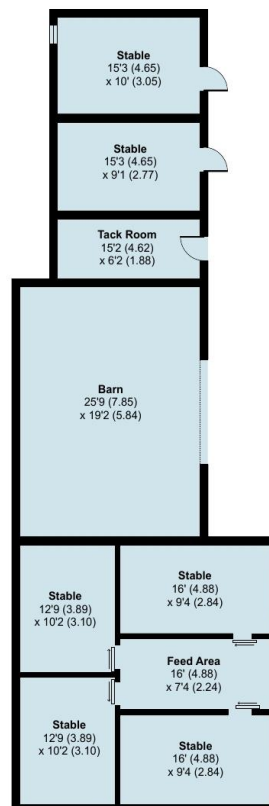
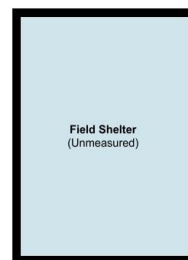
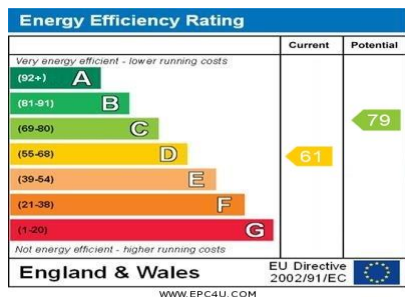
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 District Council. Tel:01455-238141.
Council Tax Band – D.



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1226591

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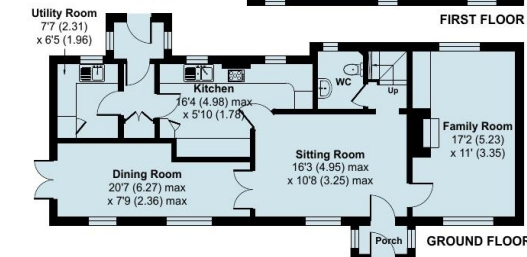
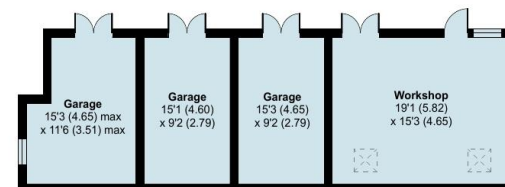
Approximate Area = 1567 sq ft / 145.6 sq m

Garages & Workshop = 728 sq ft / 67.6 sq m

Outbuilding = 1596 sq ft / 148.2 sq m

Total = 3891 sq ft / 361.4 sq m

For identification only - Not to scale



Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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.