



Dowell House, Valley Lane, Bitteswell, Leicestershire, LE17 4SA

HOWKINS &
HARRISON

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Guide Price: £825,000

This attractive Grade II listed Georgian farmhouse, offering over 4,000 square feet of accommodation, has been restored by the current owners to a high standard. The property is located in a no-through road in the desirable village of Bitteswell. It was built by the Dowell family in 1780 and was extensively and authentically restored in 2001. Care was taken to preserve many period features including windows, floors, ceiling moulding and joinery. The principal rooms on the ground and first floors are beautifully proportioned with impressive feature fireplaces, high ceilings, deep skirting boards, picture and dado rails.

Features

- Grade II listed Georgian Farmhouse
- Over 4,000 sq ft of accommodation
- Restored to a high standard
- Wealth of original features
- Georgian staircase
- Impressive fireplaces
- Exposed beams
- Fitted shutter blinds to the second floor bedrooms
- Four reception rooms
- Formal drawing room and dining room
- Six bedrooms over two floors
- Master bedroom with dressing room and en-suite
- Recently re-fitted first floor bathroom
- Conservatory/garden room
- Delightful walled rear gardens
- Off-road parking



Location

Located just a mile north of Lutterworth town centre, Bitteswell is a pretty village with two public houses, a village green, parish church and an Ofsted 'outstanding' rated Church of England primary school. There is a village hall which holds many sporting and recreational clubs and nearby Lutterworth offers excellent local shopping facilities and some very good secondary schooling. There are excellent transport links via the A14, M1 and M6 and nearby Rugby offers a frequent rail service to London Euston which takes just under 50 minutes.



Ground Floor

An attractive traditional front door with fan light over leads to the entrance hall which has an impressive original staircase with fine handrail. From the entrance hall further doors lead to the ground floor accommodation including the elegant drawing room which features a Georgian marble fireplace with burnished steel surround. Steps lead up to the conservatory/garden room which is particularly light and airy and features a traditional cheese press and bean mill. It provides an ideal room for entertaining, having access to the gardens through glazed double doors. Further doors lead to the study which is to the rear of the property and has been fitted with bespoke bookshelves and cupboards, all carefully crafted to match an antique fitted oak cupboard. The dining room is fitted with newly laid solid wooden flooring and has a superb inglenook fireplace with wood burning stove whilst the

kitchen/breakfast room has been fitted with high quality oak units with granite worktops. There is a range of full height cupboards and a four oven gas AGA set into an inglenook fireplace. From the kitchen there is a utility room with extensive hand-built wooden units and larder. The rear lobby / cloakroom gives access to the garden and the snug. Opposite is a fully equipped wet room. A cellar with barrel vaulted ceiling is approached by stairs to the rear of the entrance hall.

First and Second Floor

Bedroom one affords lots of natural light and has a period marble fireplace, cast iron grate and en-suite shower room. Across the landing is the dressing room with arched storage alcove. Bedroom two is similarly proportioned and light with a period fireplace and

walk-in wardrobe with the family bathroom located opposite. Bedroom three is a spacious double room with a door to the rear staircase and the second bathroom which has been recently re-fitted and includes a roll top bath, wash hand basin and WC complemented with Karndean flooring. A second back staircase leads to the second floor which has three generous rooms, two of which are currently being used as a fabulous master suite, to include the bedroom and a separate living/dressing room. They have been recently re-fitted with re-claimed Georgian pine flooring and feature attractive A frame timbers and exposed beams. The rooms could alternatively be used as guest bedrooms or for additional home office space. All three bedrooms on this floor have fitted shutter blinds, high ceilings and delightful views. There is a separate shower room and a boiler room which houses two central heating/hot water boilers and two hot water tanks.





Outside

To the front of the property is a wide gravelled area allowing parking for several vehicles and a double gateway giving vehicular access to the rear. The rear gardens are particularly private and secluded and are a wonderful feature of the property. They are afforded by high brick walls and wide internal arches and beech hedging. There is abundant and mature planting including roses, clematis, geraniums, hydrangea, herbs and beech hedges with three separate entertaining areas, numerous spaces to sit and relax and an excellent integral garden store. The rear gardens have been designed to create a series of outdoor 'rooms' which connect seamlessly with the house.



The perfect blend of elegant period features and quality fittings make this stunning farmhouse the ideal choice for the discerning buyer looking for contemporary comforts in a traditional setting





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

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 82828.

Council Tax Band – G.

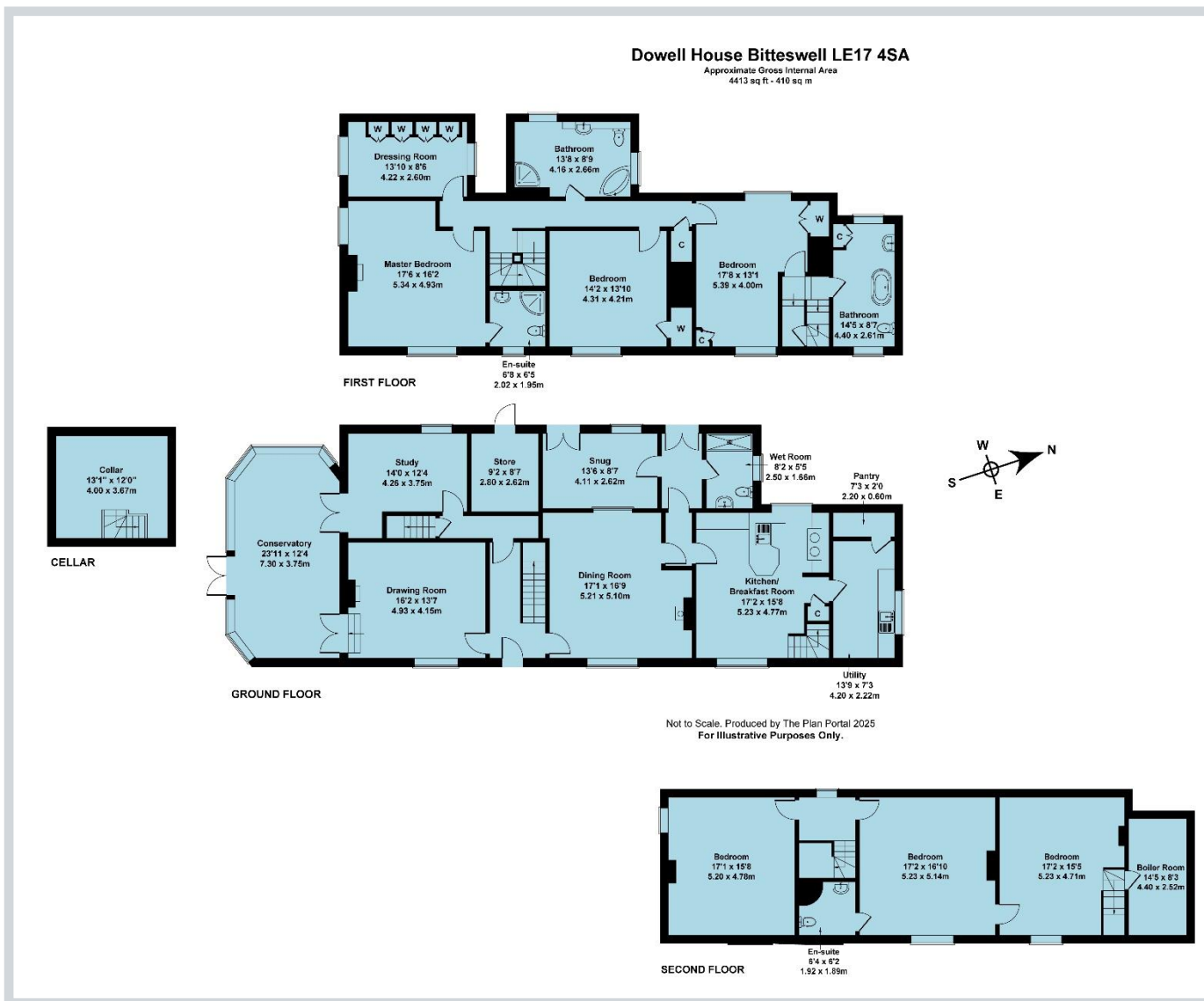
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