



Russett Cottage, The Nook, Bitteswell, Lutterworth, LE17 4RY

HOWKINS &  
HARRISON

## Russett Cottage, The Nook, Bitteswell, Lutterworth, LE17 4RY

Guide Price: £450,000

A charming Grade II listed thatched cottage, full of period character and set in a peaceful village location, offering scope for modernisation. Hidden away in The Nook, this delightful detached cottage is approached through a mature front garden and is packed with original features including exposed beams, open fireplaces, and thatched roof & porch. Viewing is highly recommended to appreciate this period property.

### Features

- Grade II listed thatched cottage with churchyard views
- Four bedrooms
- Original beams & fireplaces
- Three reception rooms
- Kitchen & utility
- Family bathroom
- Generous wraparound walled garden
- Large outhouse
- Carport/garage
- Prime village location overlooking churchyard



## 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

As you enter through the hallway, you're welcomed by a warm and inviting reception room to the right, complete with beams, a gas fire, and dual aspect windows to the front and rear. Further down the hall is a formal dining room with character beams and a view to the front of the property. This room also features the staircase leading to the first floor. The kitchen, overlooking the peaceful churchyard, offers a wonderful opportunity for renovation and is brimming with potential. From the kitchen, you move through to the spacious main living area. A bright, triple-aspect room with a gas fire set into a surround and hearth, rustic beams, and views to the front and side. Off the lounge is a separate utility room overlooking the rear garden. A rear porch/secondary utility space provides access to a convenient downstairs WC and leads directly out to the private, walled courtyard garden.

## First Floor

Upstairs, the landing is bathed in light from multiple windows, including a feature window overlooking the garden. There are four bedrooms: The master bedroom offers high ceilings, exposed beams, and stunning views of the churchyard and garden. The second double bedroom features fitted wardrobes, a vanity unit, and views across the green and churchyard. The third bedroom includes built-in wardrobes and looks over the front garden. The fourth bedroom is ideal as a nursery or study, overlooking the courtyard. The family bathroom features high ceilings, a separate bath and shower, WC, and basin.





## Outside

Externally, the garden wraps around the home with a mixture of lawn and paved areas, complete privacy, and rear access. A large outhouse with power provides generous storage or potential for other uses (subject to planning). A separate carport/garage barn is also included.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



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## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

## 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](tel:01858-828282).

## Council Tax Band- F



## Howkins & Harrison

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## Approximate Gross Internal Area 1670 sq ft - 155 sq m

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 724 sq ft – 67 sq m



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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