



Shadows Lane Congerstone

- Stunning four bedroom detached farm house
- Bursting with original features and character
- Circa 4,500 square feet of space for versatile living
- Country kitchen with integrated appliances
- Seperate dining room and utility/boot room
- Four well proportioned bedrooms
- Landscaped gardens with mature borders
- Highly sought after location in Congerstone
- EPC Rating E / Council Tax Band G / Freehold

Located in the village of Congerstone, this spacious farmhouse combines original character with flexible living space. Offering four well-proportioned bedrooms, the property provides generous accommodation arranged across a practical and adaptable layout.

Inside, a range of retained features including exposed beams and traditional fireplaces add warmth and interest throughout. The reception rooms are well-sized and versatile, suitable for both everyday living and entertaining, while the overall layout allows the space to be used in a variety of ways.

Set within a peaceful rural setting, the property enjoys attractive surroundings while remaining within reach of local amenities. A well-balanced home with character and space, offering a rare opportunity within this established village location.





General Description

Church House Farm is nestled on Shadows Lane in the most popular village of Congerstone. This well appointed property enjoys flexible internal accommodation extending to circa 4487 square feet over two floors, and enjoys a central position within its established grounds, which extend to circa 0.36 acre. Expect to find excellent proportions and character features throughout, such as a beautiful Georgian staircase, fireplaces and exposed timber beams.

Ground Floor

An inviting reception hall forms the welcoming heart of this home, providing access to much of the ground floor accommodation. From here, stairs rise to a striking vaulted reception room, affectionately known by the current owners as "The Granary". This versatile space is ideal as a dramatic living area but also offers the potential to serve as a fifth bedroom if required.

A corridor leads to a Study and Library, perfectly suited for those working from home or seeking a quiet retreat. To the rear, a charming Garden Room with French doors opening directly onto the beautifully maintained gardens, creating a cosy space to relax while enjoying the views.

The traditional farmhouse kitchen is a true centrepiece, fitted with ample base cabinetry beneath elegant granite work surfaces. Features include a double Belfast sink, two electric ovens, and an induction hob. From here, steps lead down to the cellar, while a rear lobby provides access to a pantry, guest cloakroom, utility /boot room, designed for practical family living.

To the front of the property, two equally grand formal reception rooms offer impressive entertaining spaces, each with generous proportions and period character.

First Floor

Upstairs, expect to find four spacious bedrooms, two of which benefit from their own ensuite facilities, with a well equipped four piece family bathroom serving the other two. Plenty of storage is provided in bespoke fitted cabinetry, with one of the bedrooms actually benefitting from a generous walk in wardrobe.

Gardens and land:

Approached via a cobbled, gated driveway, the property offers generous parking for multiple vehicles. A wrap-around paved terrace provides the perfect setting for outdoor entertaining, seamlessly connecting the house to its gardens.

The partially walled gardens are beautifully landscaped, predominantly laid to lawn and enhanced by well-stocked herbaceous borders. To the front elevation, a further expansive lawn is framed by established trees and shrubs, creating an idyllic backdrop for family gatherings or summer garden parties.

Complementing the main residence is a traditional detached brick garage, incorporating a workshop/store, ideal for hobbies or additional storage. Attached to the house, a practical boiler room/store adds further utility.

Location:

Set in the heart of rural Leicestershire, Congerstone offers a tranquil village setting surrounded by rolling countryside, yet ideally situated for professionals or families seeking a countryside retreat without sacrificing connectivity. With its historic church and welcoming community, the village provides the perfect blend of tradition and modern convenience. Families are well served by Congerstone Primary School Ofsted rating "Outstanding, located within the village, while older children benefit from the highly regarded Market Bosworth School just three miles away. Independent schools such as The Dixie Grammar and Twycross House School further enhance the educational options available. Congerstone boasts the popular Horse & Jockey gastropub, known for its excellent food and warm atmosphere. Everyday essentials, independent shops, cafés, a wonderful Country Park and healthcare services can be found in the nearby vibrant town of Market Bosworth. The area has plenty on offer for families, including the popular Twycross Zoo and the Battlefield Line heritage Railway.

The village enjoys easy access to the A444, providing connections to the A5 and M42, providing convenient access for commuters.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.





Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 417.0 sq. metres (4488.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			



