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Field View Cottage Main Street, Shearsby, LE17 6PJ







£650,000

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Shearsby, LE17 6PJ

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Ground Floor

Upon entering through a traditional wooden door, you are welcomed into a lovely porch adorned with quarry tiled flooring, providing an ideal space to hang your outdoor coats. The beautiful sitting room is a true highlight, featuring a stunning brick inglenook fireplace that houses a cosy woodburning stove, complemented by an exposed oak beam that adds to the cottage's charm. The timber beams on the ceiling enhance the warm and inviting atmosphere, while the staircase gracefully rises to the first floor. The breakfast kitchen is fitted with elegant oak cabinets and modern appliances, creating a functional yet stylish space for culinary pursuits. This area seamlessly flows into the snug, which could easily serve as a dining room, boasting a fireplace with a gas stove that serves as a lovely focal point. French doors open onto the patio, allowing for a delightful connection between indoor and outdoor living. Additionally, the garden room features a vaulted ceiling and French doors that lead directly into the garden, providing a serene spot to enjoy the natural surroundings. The property also includes a rear lobby, cloakroom, and a convenient laundry room, along with access to a double garage, ensuring ample storage and practicality.

First Floor

Upstairs you are greeted by a light and airy landing that sets the tone for the rest of the home. The principal bedroom is impressively spacious, featuring a wide range of fitted wardrobes, ensuring ample storage. The en suite bathroom is thoughtfully designed, complete with a shower over the bath for your convenience. One of the standout features of this property is the stunning garden room, which boasts a glass vaulted ceiling that floods the space with natural light. French doors lead you seamlessly into the beautifully landscaped gardens, creating an ideal setting for relaxation or entertaining guests. In addition to the principal suite, the cottage offers two further double bedrooms, both equipped with fitted wardrobes, providing plenty of space for family or guests. A fourth bedroom is cleverly fitted with office furniture, making it the perfect home office for those who work remotely or need a quiet space to study. Completing the accommodation is a family bathroom, also featuring a shower over the bath, catering to the needs of a busy household.

Gardens

Surrounded by beautifully landscaped gardens, the property provides a serene retreat, ensuring privacy and a peaceful atmosphere. As you step into the garden, you will be greeted by a paved patio that invites you to relax and enjoy the outdoors. Steps lead up to a lovely timber decked seating area, which is surrounded by well-stocked shrub beds, creating a picturesque setting for gatherings or quiet moments of reflection. The main garden is predominantly laid to lawn, adorned with vibrant shrub borders that enhance its natural beauty. A splendid apple tree stands proudly, offering a touch of rustic charm, while a timber garden shed provides practical storage solutions. Additionally, there is a second paved patio area directly outside the garden room, which is accessed from the principal bedroom. This feature allows for seamless indoor-outdoor living, perfect for enjoying morning coffee or evening relaxation. With gated side access leading to the front of the property, this cottage is not only inviting but also functional. It is an ideal home for those seeking a peaceful lifestyle in a picturesque setting.

Outside & Parking

The property boasts a spacious double garage, equipped with an electric roller door for ease of access, as well as a personal door that leads directly into the main house, ensuring both practicality and security. As you approach the cottage, you will be greeted by a beautifully paved drive, crafted from tegular paving, which provides ample off-road parking for residents and guests

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alike. This feature not only enhances the property's curb appeal but also offers a welcoming entrance to your new home.

Location

Shearsby is a vibrant community located in the beautiful South Leicestershire countryside, just nine miles south of Leicester. The village is perfectly positioned between Lutterworth and the historic market town of Market Harborough, both of which offer a wealth of amenities, including independent boutiques, restaurants, bars, and supermarkets such as Waitrose. For those who appreciate outdoor activities, the area is rich in recreational opportunities. Nearby golf courses, including Ullesthorpe, Lutterworth, Market Harborough, and Kilworth Springs, cater to golf enthusiasts. Additionally, the innovative Kilworth open-air theatre, set within the grounds of Kilworth House Hotel, provides a unique cultural experience. Despite being a protected Conservation Area, Shearsby is a lively and active village. The heart of the community is marked by the Village Green, the Old School House converted into the village hall, St Mary Magdalene Church, and The Chandlers Public House, all of which foster a strong sense of belonging among residents. Families will appreciate the excellent educational options available, with local primary schools in Arnesby and Gilmorton, as well as a selection of state secondary schools in Lutterworth. For those seeking private education, prestigious institutions such as Rugby School and Leicester Grammar School are conveniently located nearby.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.





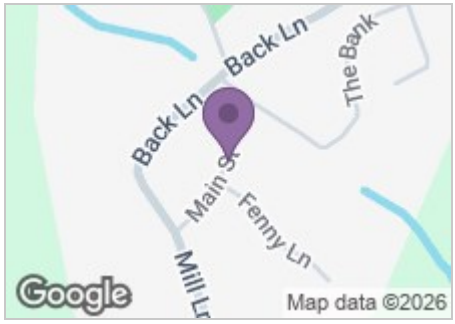




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Road Map



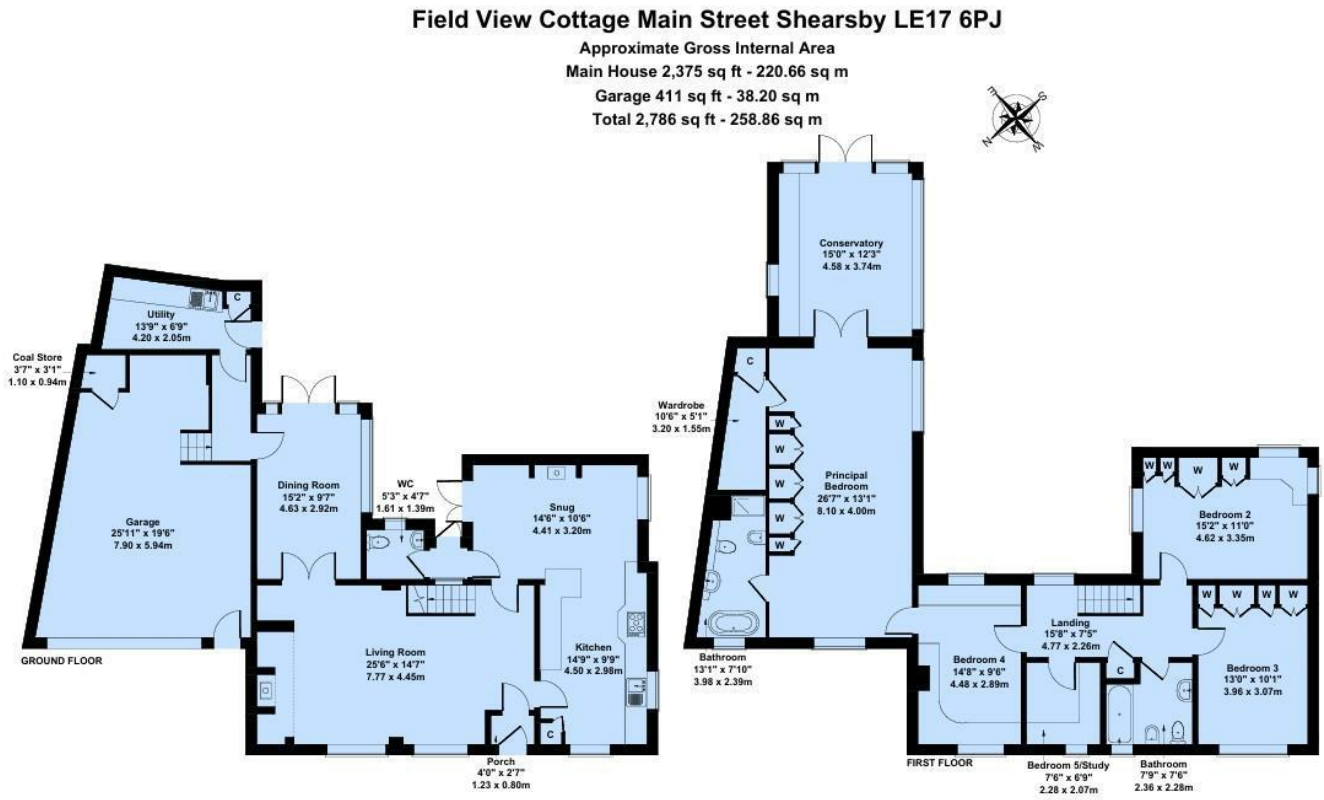
Hybrid Map



Terrain Map



Floor Plan

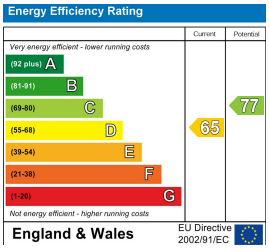


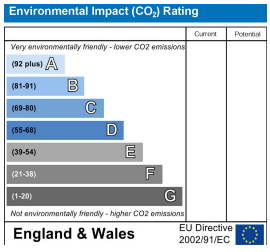
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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