



Orchard House, Main Street, Cotesbach, Lutterworth, Leicestershire, LE17 4HZ

HOWKINS &  
HARRISON



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Cotesbach, Lutterworth,  
Leicestershire, LE17 4HZ

Guide Price: £875,000

A beautiful Grade II listed, six bedroom Georgian Farmhouse believed to date back to the early 1800's, which has been sympathetically updated by the current owners and offers generous living accommodation. This stunning property boasts a wealth of character and original features. It is set in beautiful gardens and benefits from a stable and a 1.7-acre paddock, with the total plot extending to 2.32 acres or thereabouts.

### Features

- Popular village location
- Situated on a 2.32 acre plot
- Six bedrooms and four reception rooms
- Three bathrooms, two of which are en-suites
- Generous living accommodation over three floors
- Utility/laundry room and Downstairs cloakroom
- Study
- Cellar
- Original features
- Brace and latch doors and French oak flooring
- Stunning gardens
- Heated swimming pool
- Stables, tack room and 1.7 acre paddock (or thereabouts)
- Detached double garage
- Ample driveway parking



## Location

Cotesbach is a lovely village community, surrounded by rolling countryside, but with the advantage of being close to Lutterworth and Rugby town centres. The property is well located for the commuter with excellent road links via the A426 leading to the A5 and motorway access to the M1 at Lutterworth or the M6 at Rugby. Main line train services to London Euston are available from Rugby and take just under 50 minutes. Within the village The Stables and the Old School House are recently renovated retail outlets offering a selection of small independent shops and a cafe. Just outside the village, there is also a very popular independent garden outlet, The Garden Barn, which boasts a café and sells reclaimed garden items, furniture, statuary, and plants. Cotesbach is also in catchment for the boys and girls grammar schools in Rugby, and is within reach of a number of independent schools including Rugby School and Princethorpe.



## Ground Floor

The main section of the property is believed to date back to the early 1800's, with a Victorian extension added in the late 1800's-early 1900's. The property is entered via a beautiful wooden veranda, through the original wooden front door into the spacious entrance hall. The entrance hall has Victorian red and white tiling to the floor and doors through to the living room, dining room and snug. The living room is light and airy and benefits from lovely French oak flooring and a feature Victorian fireplace tiled surround. To the front aspect there are original wooden sash windows with authentic pull up Georgian shutters, a window to the side aspect and double French doors opening onto the rear garden. The snug features a multi fuel log burner with tiled hearth and windows to two aspects. There is a further door through to the study with French oak flooring, original meat hooks to the ceiling with a window to the side aspect. From the study, a door leads through to the inner hall, with original brace and latch door and steps leading down to the cellar which boasts lighting and the original pantry blocks. From the inner entrance hall there is a door through to the dining room which is incredibly light and spacious and features a working fireplace with surround and terracotta tiled hearth, along with beautiful sash windows with original shutters, French oak flooring and a built-in corner cupboard. The kitchen benefits from original terracotta tiling and recessed dimmable and colour changeable downlights to the ceiling and cooker recess. There is a range of hand painted shaker style wall and base units with granite work surfaces. Some of the base units have also been fitted with useful pull out storage systems. There is an island unit with large solid oak work surface creating plenty of preparation space. The kitchen features a built-in microwave, space and plumbing for a dishwasher, range style cooker and space and plumbing for an American style fridge/freezer. Windows to the front and rear flood the room with lots of natural light. The terracotta flooring continues into a further room, formerly a playroom which also has a useful walk-in spacious cupboard. There is a stable door to the outside courtyard and a window to the rear. This room provides access to a downstairs cloakroom, fitted with pedestal wash hand basin, low level WC and obscure glazed window to the side. In the laundry room there are original meat hooks to the ceiling and a Belfast sink with space and plumbing for a washing machine and tumble drier. There is a window to the front and a wooden door to the side of the property allowing access directly from the driveway.





## First Floor

Stairs rise to the first floor landing, on the approach to which, is a beautiful arched window affording plenty of natural light. The principal bedroom is accessed via a brace and latch sliding door and is of a generous size. There are dual aspect windows and a generous en-suite bathroom fitted with an incredibly spacious walk-in mosaic tiled shower, with rainfall shower head and wall mounted handheld shower attachment. The suite comprises of 'Fired Earth' fixtures which includes Fired Earth wash hand basin, a beautiful Victorian claw foot bath and a Fired Earth low level flush WC. There is tiling to the walls which have been imported from Italy and have all been handmade with intricate leaf designs. Bedroom two has a beautiful sash window overlooking the front aspect and a recently refitted en-suite fitted to a high standard, comprising of a stylish grey high gloss vanity unit with wash hand basin and WC inset, fully tiled chrome and glass shower enclosure with rainfall shower and separate handheld shower attachment. There are three further bedrooms to the floor, two of which feature cast iron fireplaces.

## Second Floor

Believed to be the old servants quarters, bedroom six is accessed off the first floor landing via a small staircase which rises to a storage area, with a further door providing access through to bedroom five which has a beautiful exposed brick wall and timbers. This room offers versatility and could be used as a bedroom den or even just for storage.





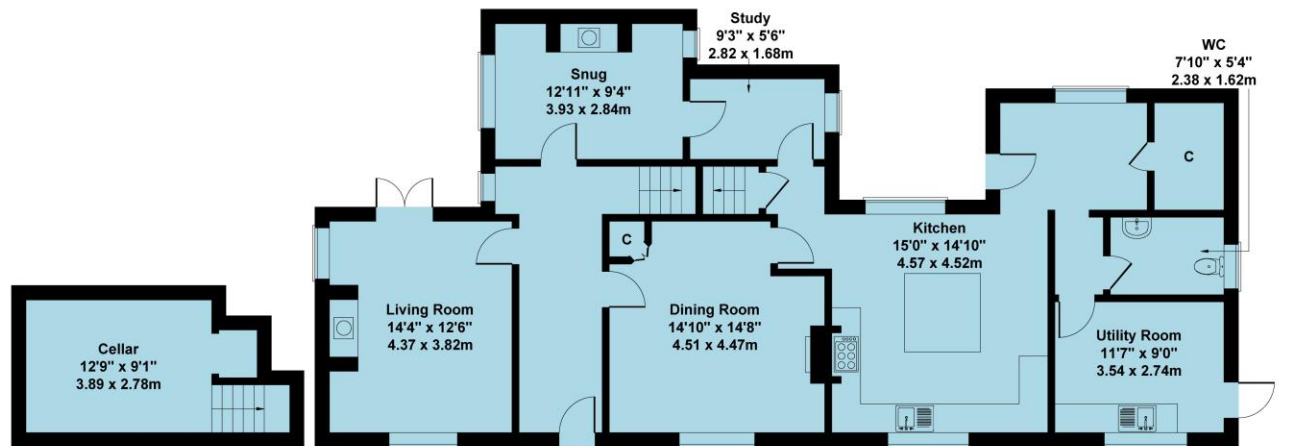
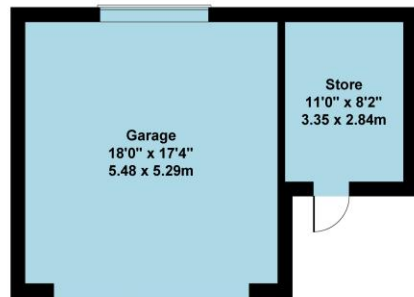
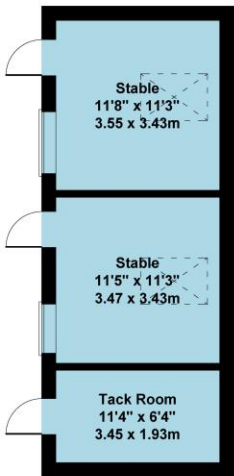
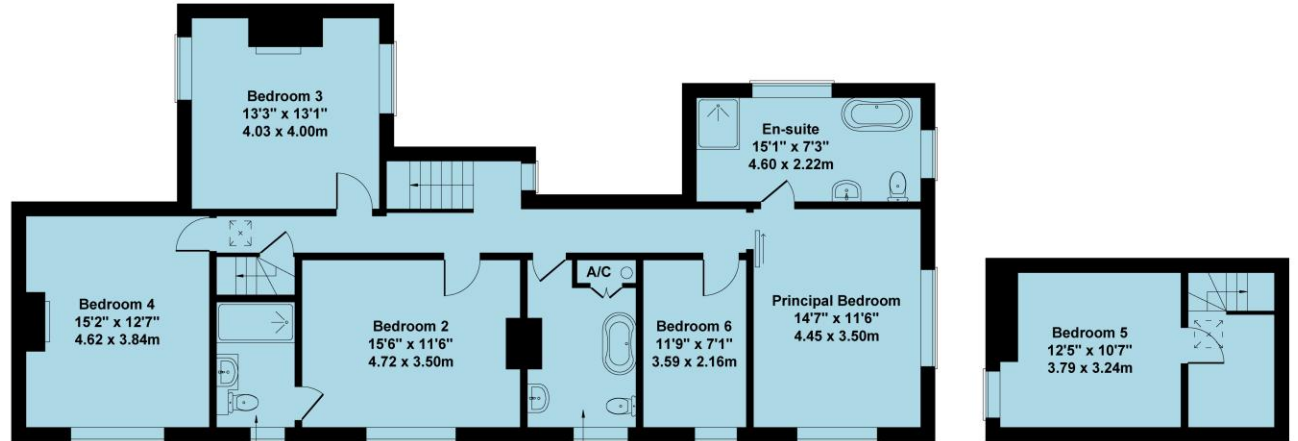
## Outside

The property boasts beautiful private wraparound gardens to the front, side and rear which are mainly laid to lawn and offers a variety of outdoor seating areas, perfect for outside dining and entertaining and private courtyards, ideal for close family meals. There is a raised heated swimming pool with decking and to the front of the property there is a gravelled parking area, with a further parking area beyond the double garage and store. A gravelled drive with hard standing to one side leads to a five-bar gate which provides access to the paddock, of approximately 1.7 acres (or thereabouts), and the stable block with two stables and a tack room.



# Orchard House Main Street Cotesbach LE17 4HZ

Approximate Gross Internal Area  
 House : 2874 sq ft - 267 sq m  
 Garage : 409 sq ft - 38 sq m  
 Outbuildings : 344 sq ft - 32 sq m  
 Total : 3627 sq ft - 337 sq m



Not to Scale. Produced by The Plan Portal 2025  
 For Illustrative Purposes Only.



## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01455-559203.

## Fixtures and Fittings

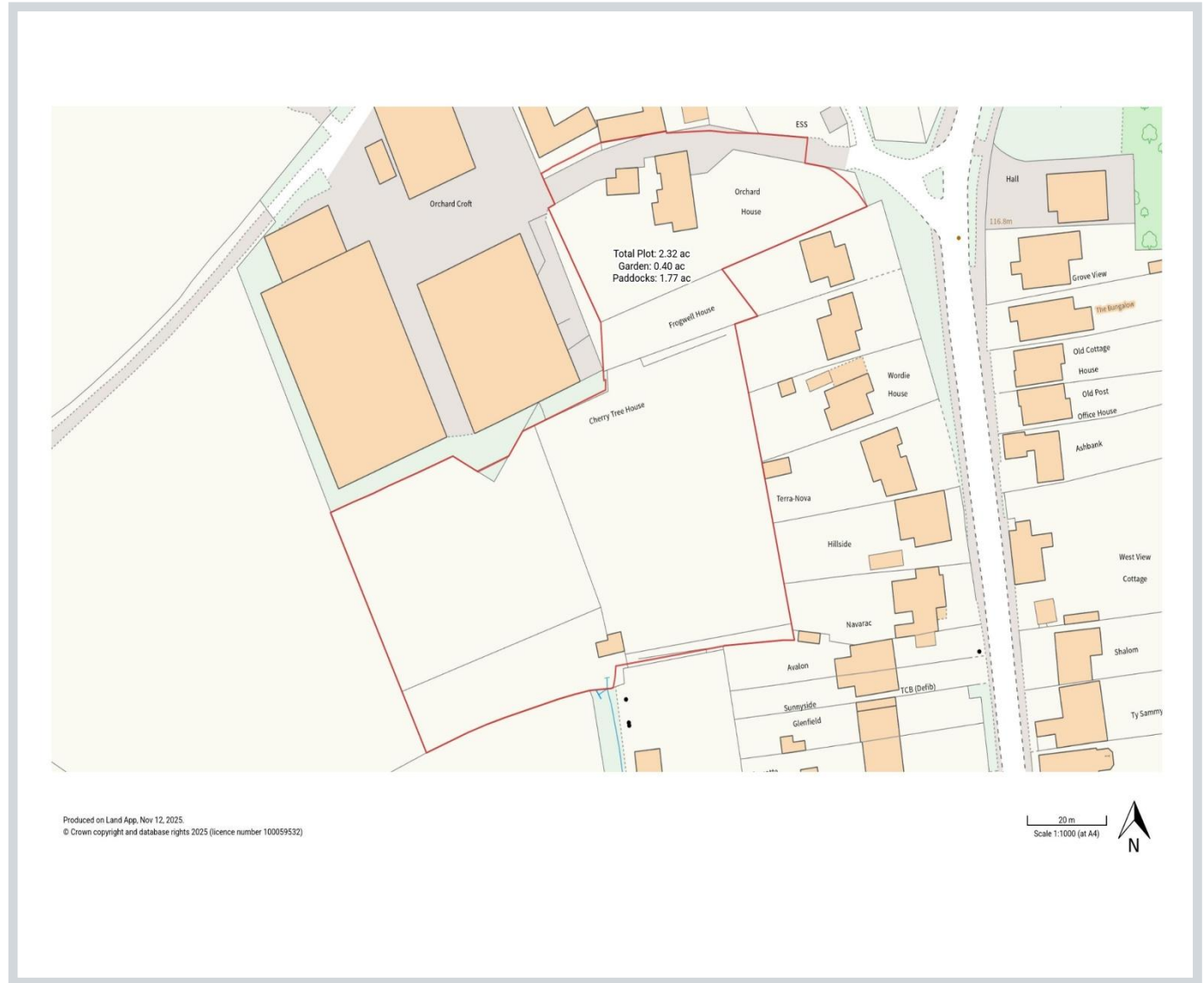
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

Harborough District Council Tel:01858-828282.  
Council Tax Band – G.



## Howkins & Harrison

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