



Lodge Farm, Market Bosworth Road, Dadlington, Warwickshire, CV13 6DH

HOWKINS &
HARRISON



Lodge Farm,
Market Bosworth Road,
Dadlington, CV13 6DH

Guide Price: £1,100,000

A beautifully positioned detached country home enjoying an idyllic rural setting with far-reaching countryside views, adjoining paddock and stabling, with the total plot extending to just over three acres.

The property offers well-proportioned and versatile accommodation extending to over 2,200 sq ft, arranged over two floors, including a generous kitchen/breakfast room, separate sitting room and dining room, together with five bedrooms, two en-suite shower rooms and a family bathroom.

Externally, the property is approached via a gravel driveway providing ample parking and access to garages, with a range of useful outbuildings including stables and a hay barn, making it particularly well suited to those seeking an equestrian or smallholding lifestyle.

Situated within a sought-after semi-rural location, an early internal viewing is strongly recommended.



Location

Lodge Farm is situated on the edge of the highly regarded village of Dadlington, enjoying a semi-rural setting with open countryside nearby while remaining well placed for everyday amenities. The village itself offers a strong sense of community with a public house, village hall and parish church, while a wider range of shops, cafés, schools and leisure facilities can be found in the nearby historic market town of Market Bosworth, renowned for its attractive square, country park and independent amenities. The area is well positioned for commuters, with convenient access to the A5, M42 and M69, providing links to Leicester, Coventry and Birmingham, while rail services are available from nearby Nuneaton.

Travel distances

Market Bosworth – approx. 3 miles
Hinckley – approx. 6 miles
Leicester – approx. 14 miles
Birmingham – approx. 26 miles
East Midlands Airport – approx. 22 miles



Accommodation Details – Ground Floor

Covered entrance porch leading to entrance hall. With hallway to French doors leading off to lounge with double glazed window to front elevation overlooking front gardens and fields beyond. Log burner with open faced brick surround mantle above cupboard housing oil fired, central heating boiler. The dining room with double glazed window to front elevation, feature fireplace with raised stone hearth and mantle above. There is a large kitchen/breakfast room with kitchen area and a comprehensive range of base units, granite preparation surfaces with complimentary tiling. Integrated dishwasher, Belfast sink unit, back burner with raised stone Range master with extractor hood above tiled flooring, inset ceiling, lighting door leading off to useful utility having a range of base units, door to rear access downstairs WC with flush WC, wash hand basin.











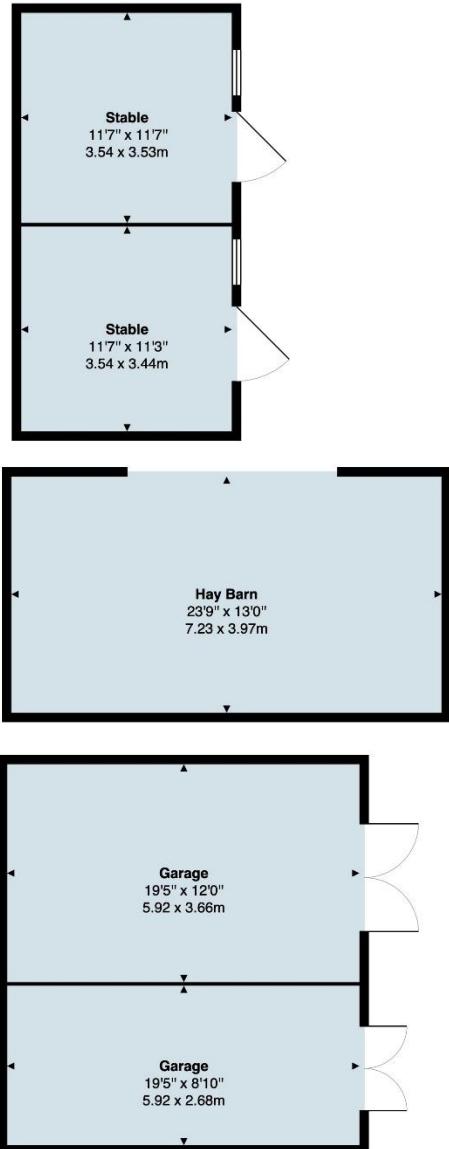
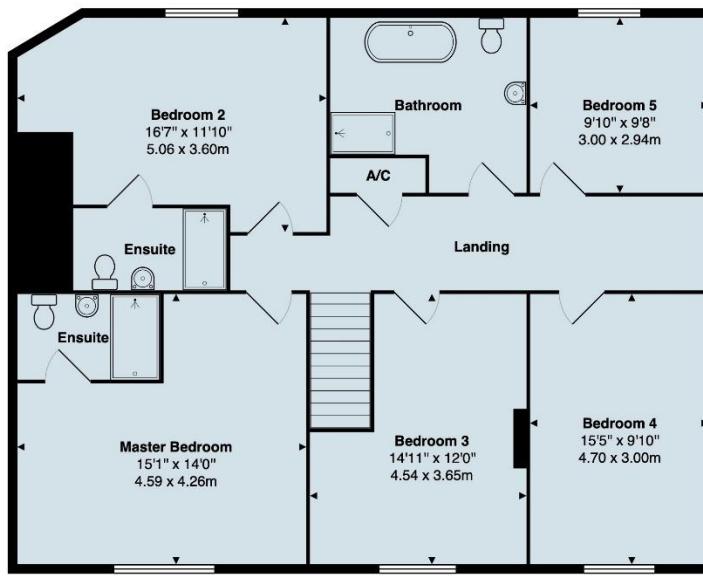
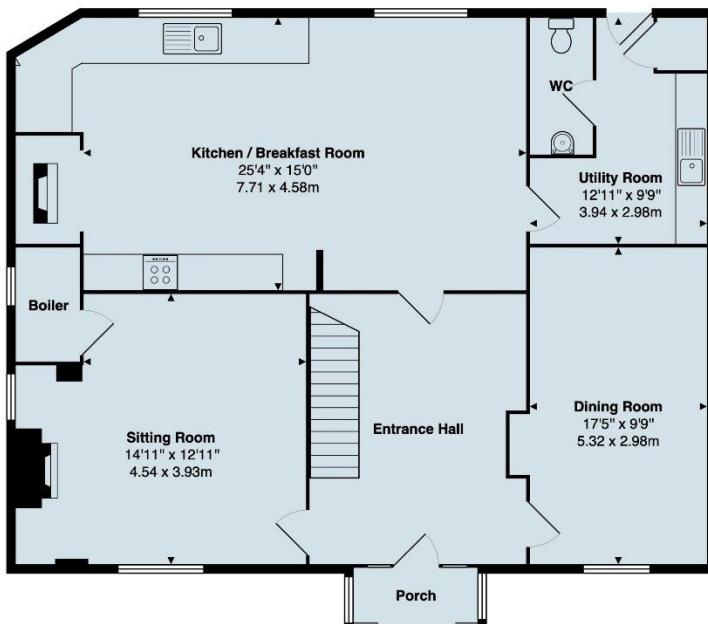
First Floor

Covered entrance porch leading to entrance hall. With hallway to French floor doors leading off to lounge with double glazed window to front elevation overlooking front gardens and fields beyond. Log burner with open faced brick surround mantle above cupboard housing oil fired, central heating boiler. The dining room with double glazed window to front elevation, feature fireplace with raised stone hearth and mantle above. There is a large kitchen/breakfast room with kitchen area and a comprehensive range of base units, granite preparation services with complimentary tiling. Integrated dishwasher, Belfast sink unit, back burner with raised stone Range master with extractor hood above tiled flooring, inset ceiling, lighting door leading off to useful utility having a range of base units, door to rear access downstairs WC and wash hand basin.

Outside

The property is approached via a driveway leading to a gravel and hardstanding providing parking for several vehicles, stable block and haybarn. There are extensive lawned gardens, an adjoining paddock with the top plot extending to 3 acres to the rear of the property. In addition is a brick built garage.





Total Area: 2288 ft² ... 212.6 m² (excluding porch, garage, hay barn, stable)
All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

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

Hinckley and Bosworth Council - 01455 238141
Council Tax Band -G

Energy Rating

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C	77 C		
55-68	D		66 D	
39-54	E			
21-38	F			
1-20	G			



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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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