



Glorious renovated Georgian house

The Dower House, Market Bosworth, Leicestershire

Freehold



A superb Grade II* Listed Georgian house with fine private grounds and gardens • Stunning through reception hall. 3 generous reception rooms, 6 bedrooms, 4 bathrooms. Superb bespoke living kitchen. Separate office suite area. Swimming pool complex with development opportunity • Side courtyard driveway with garaging and barns. Separate gated entrance and courtyard parking. Glorious landscaped private grounds and gardens • Additional Lot of around 3 acres of paddocks with stabling available by separate negotiation.

Location

Market Bosworth is a delightful historic market town with a small centre of period, mainly Georgian facades, lying between Derby and Coventry to the north and west and Leicester and Birmingham to the east and west. There are excellent rail connections to London and the South East from Nuneaton or Rugby stations.

Market Bosworth itself has considerable history expanding from its original Anglo Saxon roots and well-documented with the Battle of Bosworth which took place to the south of the town in 1485 in the War of the Roses. There is delightful countryside around the small town centre with the most glorious parkland approach.

The Property

The Dower House is a property of considerable style and character and is mentioned in Pevsner's 'The Buildings of England' as an early to mid-18th Century property with a very fine pedimented doorcase with neo-classical details. The property has been improved and renovated by the current owners to create a house of considerable style and character, well decorated and finished throughout and offering accommodation with

a great degree of flexibility over three floors and all approached off the most magnificent high entrance hall which leads through double doors onto the rear terrace giving a view to the gardens beyond.

From the reception entrance hall is a useful store and inner side hallway. Morning room/study set to the front of the property with panelled walls, built-in chimney piece, fitted cabinets and window seats. An interesting high doorway leads from the reception hall and also with double doors from the rear hallway to the Dining room/reception, a stunning principal reception room with shuttered windows, natural floor finish, carved stone chimney piece, panelled walls and attractive garden aspect.

Living kitchen – a very generous family living space with central island with granite top, extensive range of individual handmade cabinets including double bowl sink, extensive range of Miele built-in appliances, AGA range and separate sitting and TV area.

Secondary staircase rising to first floor (currently blocked off).









Rear hallway with separate cloakroom, WC and pantry.

Inner/side hallway leading onto a spacious utility and laundry with large range of fitted cupboards, gas fired boiler providing central heating and domestic hot water.

Extensive cellarage spread throughout most of the main house, arranged as a number of useful rooms all with excellent headroom.

The attractive period staircase rises to the first floor and onto the spacious principal family bathroom with a most appealing freestanding bath, large walk-in shower area, twin wash hand basins, low suite WC.

Separate cloakroom with WC and hand basin.

Very generous main landing which gives access to:

Drawing room, a further main reception room overlooking the rear gardens, and with a fine marble chimneypiece, low panelled walls, window seats and shuttered windows.

Principal bedroom suite overlooking the private rear gardens and of very generous dimensions. Attractive chimneypiece, deep built-in wardrobe (formed over the secondary staircase area) and en suite shower room.

Bedroom 2 with fitted wardrobes and built-in window seat.

The fine staircase rises to the second floor with a generous landing/sitting area and on to four further substantial bedrooms, one enjoying a very generous full en suite bathroom and a separate further family shower room with WC.

EXTERNALLY Swimming Pool Complex, Office Suite, Garaging and Outbuildings

There is an extensive range of carefully converted period brick outbuildings providing a generous self-contained office suite with a spacious hallway and kitchenette, cloaks and WC and two generous offices. Ideal for further adaptation or potential residential use subject to consent.

The pool complex is a self-contained building with hallway area, shower room with WC, plant room with gas fired boiler, filtration system, and de-humidifier unit. High vaulted ceiling, sets of French doors leading out to the side terrace.

There is approved planning consent to convert the pool house into self-contained annexe accommodation. Further details can be provided by Savills or accessed via www.hinckley-bosworth.gov.uk Ref: 18/00514/HOU.

In addition there is a separate garage and outbuilding set to the front of the driveway and a period two storey barn with lapsed planning consent for a bar and bedroom.



Grounds and Gardens

Immediately to the rear of the house is a wide generous paved stone terraced area with turned balustrades and steps leading down to the superb private walled gardens with generous lawns, mature trees and a Finnish timber garden room with central built-in BBQ and seating. There is a separate vehicular access set at the rear of the garden approached off the adjoining lane with remote controlled gated entrance to a generous parking area.

There are delightful mature borders with planting and pleached Hornbeam trees on some of the boundaries.

Throughout most of the grounds there is external ornamental lighting and the gardens enjoy a good degree of privacy in around 0.7 acres.

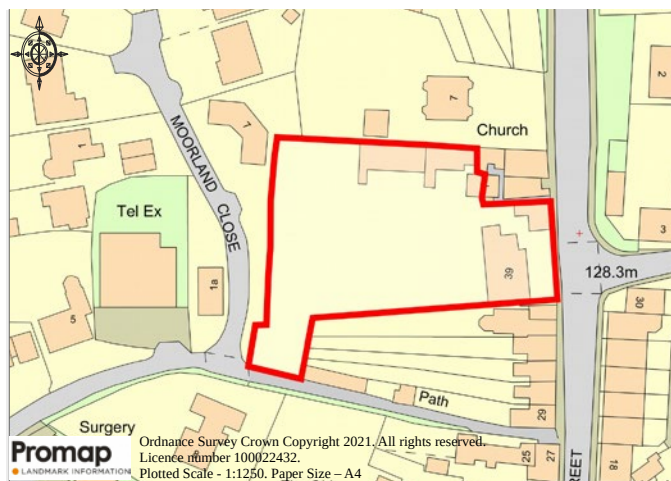
In addition to the main house and gardens, there is an area of paddock with stabling available nearby by separate negotiation which extends to a further 3 acres or thereabouts.

General Information

Tenure Freehold

Services Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing Strictly by appointment with Savills.





The Dower House, Market Bosworth

Main House gross internal area = 6,272 sq ft / 583 sq m

Garage gross internal area = 452 sq ft / 42 sq m

Pool & Office gross internal area = 2,204 sq ft / 205 sq m

Coach House gross internal area = 478 sq ft / 44 sq m



savills

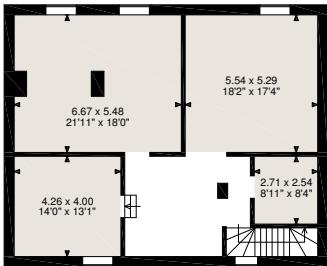
savills.co.uk

Clare Bingham

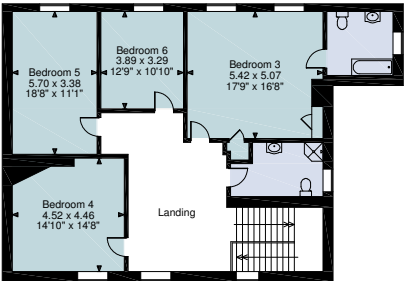
Savills Nottingham

0115 934 8020

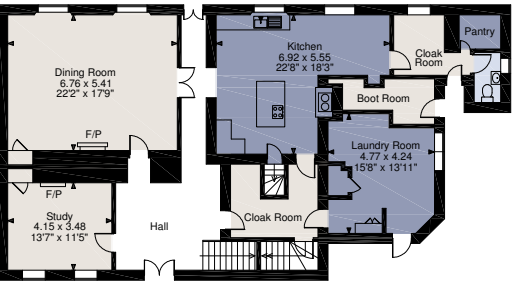
nottingham@savills.com



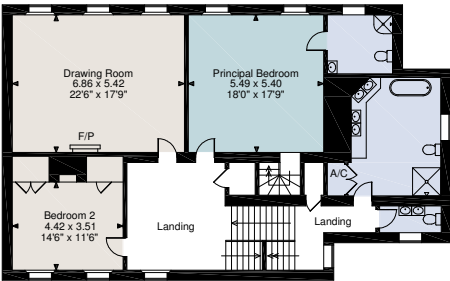
Cellar



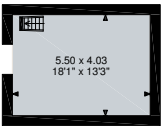
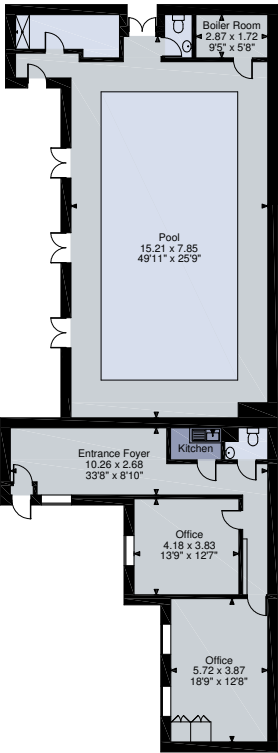
Second Floor



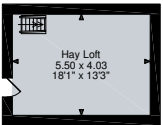
Ground Floor



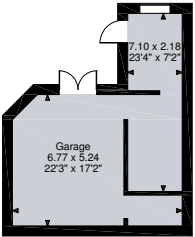
First Floor



Coach House Ground Floor



Coach House First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8466442/SS

For identification only. Not to scale. © 210527CB

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

