



A grand design style former Victorian reservoir

The Reservoir Tower, Ratcliffe Road, Cossington, Leicestershire

Freehold



- Approximately 7000 sq ft of living accommodation • 6 bedrooms, 6 en suites • Open plan living / dining room • Bespoke breakfast kitchen • Indoor swimming pool • Ground source heat pump • Approx. 5.5 acres

Local information

Cossington is an unspoilt village featuring a number of cottage and period properties and offering a popular public house, local primary school and church.

The village is ideally placed for fast access to Leicester, Loughborough and Melton Mowbray, with the nearby A46 orthwest Leicester bypass affording fast access to the M1 to the north and London.

The nearby sought after village of Ratcliffe on the Wreake is situated between the Wreake and Soar valleys on the edge of the Charnwood Forest and is well known for its popularity in terms of convenience for ease of access to major centres of employment at Leicester, Loughborough and Melton Mowbray, as well as the A46/ M69 major road network for travel north, south and west, the East Midlands International Airport at Castle Donington and the aforementioned Charnwood Forest with its many scenic country walks and golf courses.

About the property

Situated within approximately 5.5 acres of grounds and paddock, a breath-taking conversion of a former reservoir affording over 7,000 sq ft of contemporary accommodation ideal for family living and entertaining.

Originally an enclosed reservoir supplying water to the surrounding area, the reservoir held over a million gallons of water. The conversion of the reservoir to this stunning contemporary home involved major civil engineering works to include deep lightwells, cut through the reinforced concrete walls to allow natural light to flood into the property together with light shafts in the roof. Split level in design, the property incorporates numerous design features including a sophisticated ground source heat pump supplying the pool and domestic heating needs, heat recovery ventilation system and enterprise grade IT network.





The heat pump currently generates in the region of £5800 per quarter in RHI payments.

The interior of what was essentially a square structure has been designed around a central circular library with numerous curved walls softening the internal structure of the house and creating most interesting living spaces.

The ground floor has an entrance door opening through to reception hall which has a feature part glazed floor that displays the old pump, and steps leading down to the wine cellar/ storage space. Further stairs lead down to the reception hall and a further staircase rises to the first floor study/ gym.

Cloaks, low level WC, wall hung wash hand basin, towel radiator and tiled flooring.

Open plan sitting/dining area, a stunning room, the entire property centres around this room, which is softened by curved walling, architectural pillars with steps leading up to a separate dining area and stunning circular library. There is a feature inset log burner with sophisticated down and uplighting system.

Dining area with three sets of bi-fold doors leading out onto the rear patio area and opening through to the kitchen area.

A recently fitted bespoke kitchen with base units with quartz work surfaces incorporating a stainless steel sink unit, quooker tap, a generous island unit with four-ring induction hob, concealed cooker hood, range of appliances to include coffee machine, three ovens with slide and hide doors, integrated fridge, built-in bar area and tiled flooring.

Utility room, base and wall units with quartz work surfaces, plumbing for washer, integrated dishwasher, stainless steel sink unit and plumbing for American fridge freezer and tiled flooring.

Library/study area with natural light from a domed lightwell complemented by low voltage downlighting, feature individually designed curved book shelving units and leaded frosted glass full height screens through to the bedroom suites.





Principal bedroom suite, bi fold doors to the rear, fitted wardrobes, dressing table and sitting area. En suite bathroom, twin pedestal wash hand basins, low level WC, a shower enclosure, heated towel radiator, standing bath and feature tiled walls and floor.

There are four further double bedrooms each with their own en suite facilities.

Additionally there is a sixth bedroom with en suite, an adjoining kitchen/living area that could be used as a separate annex or as further versatile living accommodation.

Indoor swimming pool, this superb climate controlled leisure facility has a wall of glass through to the kitchen and frosted glass walls shared with the lounge and the sitting room. Large domed lightwells letting in natural light, feature mosaic tiling and an electric retractable pool cover.

Leading off is a further bathroom/changing room area.

Outside - The property is approached via twin remote controlled security gates that open onto the stone chipped driveway. Access to the double garage with twin up and over doors.

Access to the rear, a full width patio area, ideal for entertaining, formal lawned area and a variety of mature trees and shrubs. Additionally, there is a paddock and lake, in all the grounds are approximately 5.5 acres.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

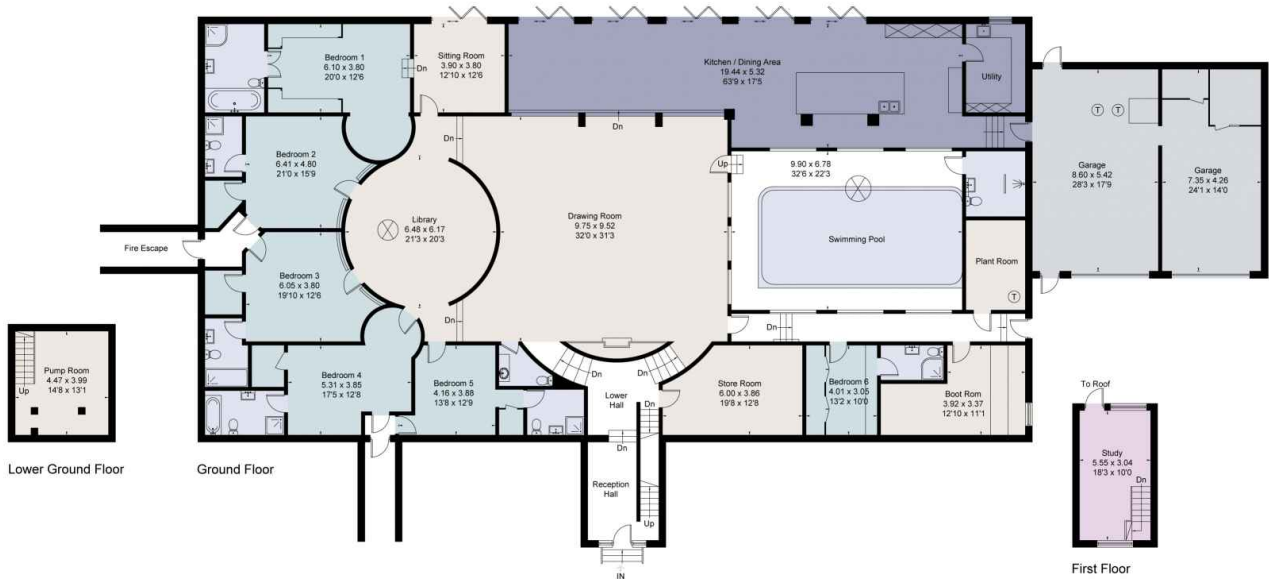
Viewing

Strictly by appointment with Savills.



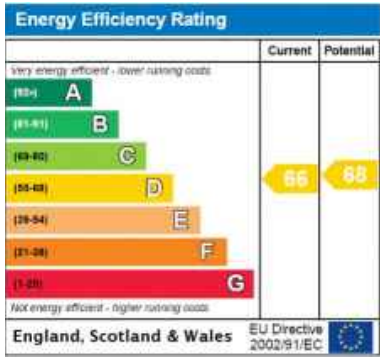


Approximate Area = 669.4 sq m / 7205 sq ft
Garages = 84.9 sq m / 914 sq ft
Total = 754.3 sq m / 8119 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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