



Main Road

Bilstone

- Offered with no upward chain
- 0.5 acre private plot with countryside views
- Impressive dual-aspect kitchen/family room
- Three additional reception rooms
- Five spacious bedrooms, two with en suite
- Landscaped wrap-around gardens
- Automated gated driveway
- Substantial outbuilding/workshop
- EPC Rating C / Council Tax Band G / Freehold

Offered for sale with no upward chain and occupying approximately 0.5 acres, this charming five bedroom country residence enjoys uninterrupted panoramic countryside views, an exceptional sense of privacy, and a wonderfully secluded setting on the banks of a beautiful river. Perfectly proportioned and thoughtfully designed, the home blends character features with generous, versatile living spaces.

At its heart lies an impressive farmhouse-style kitchen/family room, complete with a heritage-style range cooker and designed as a warm and sociable hub of the home. This is complemented by a triple-aspect sitting room with stone fireplace and wood-burning stove, along with two further reception rooms. Upstairs, five well-proportioned bedrooms include two en suites, with the principal suite offering a walk-in wardrobe and Juliet balcony.

Approached via automated gates and a sweeping driveway, the property further benefits from a double garage, wrap-around terrace and landscaped gardens capturing spectacular sunrises and sunsets, all while maintaining a rare degree of seclusion and privacy.

A substantial detached outbuilding/workshop provides exceptional additional space, currently offering capacity for multiple vehicles and already equipped with power and plumbing. The building offers excellent versatility, whether as a workshop, studio or garaging, and may present future potential for ancillary accommodation such as an annexe, subject to the necessary consents.





General Description:

This charming five bedroom country home occupies a generous plot of approximately 0.5 acres and enjoys truly breathtaking panoramic countryside views. Designed for both family living and entertaining, the property boasts an impressive open-plan kitchen/family room at its heart, complemented by three further versatile reception rooms. Upstairs, five well-proportioned bedrooms include two with stylish en suite facilities. Externally, the home is further enhanced by a double garage and a separate workshop, offering excellent storage and workspace options, all set within beautifully proportioned grounds in this peaceful rural setting.

Accommodation:

The internal accommodation is centred around a spacious entrance vestibule, with stairs rising to the first floor. To the right is a wonderful sitting room, featuring a stone fireplace with inset wood-burning stove and triple-aspect views over the gardens.

A traditional farmhouse-style kitchen/family room, complete with an inset log burner, mirrors this space on the opposite side of the property, creating a perfect sense of balance and symmetry. Warm and inviting, this generous room forms the heart of the home, perfectly suited to relaxed family living as well as sociable entertaining.

Off the kitchen is a useful boot room and utility room, which connects to the guest cloakroom. Completing the ground floor are two further reception rooms, one of which has French doors opening onto the garden.

Upstairs, the main bedroom enjoys a walk-in wardrobe, further bespoke fitted cabinetry, and a well-appointed en suite with dual sinks, a freestanding bath and a separate shower. A Juliet balcony allows for views over the neighbouring countryside.

The second bedroom benefits from a contemporary four-piece en suite, whilst the remaining three bedrooms are served by the family bathroom. Accessed through the eaves in Bedroom Four is a large storage area.



Gardens and land:

Enjoying an enviable position of privacy, the property is approached via automated gates leading to a sweeping driveway, providing an abundance of hardstanding parking.

Attached to the property is a substantial outbuilding/workshop featuring roller shutter doors and a personnel door providing convenient access directly to the kitchen. The building benefits from electricity and plumbing, offering excellent potential for conversion into a two-bedroom annexe, subject to the necessary permissions.

There are also two additional outdoor stores which house the equipment for the ground-source heat pump and provide further storage space.

A vast workshop has power connected and offers further potential for conversion to a gym, studio or home office (subject to the necessary consents).

The beautifully maintained grounds are predominantly laid to lawn and framed by established planting, mature shrubs and specimen trees, creating both privacy and seasonal interest. A wrap-around terrace flows seamlessly from the house, complemented by multiple thoughtfully positioned seating areas, ideal for outdoor dining and entertaining, and perfectly arranged to capture the sun at different points throughout the day.

Boasting uninterrupted views, the property enjoys the most incredible sunsets and sunrises.

Location:

Nestled in the heart of the Conservation Area within the historic and picturesque village of Bilstone, this charming property offers the perfect balance of rural tranquillity and modern living. Surrounded by rolling Leicestershire countryside, Bilstone is known for its peaceful atmosphere, strong sense of community and beautiful open landscapes.

Families are well catered for in this location, with an abundance of days out nearby. Enjoy wildlife encounters at Twycross Zoo, just a short drive away, or explore the adventure play areas, discovery zones and woodland walks at Conkers in the National Forest. History enthusiasts can visit the nearby Bosworth Battlefield Heritage Centre, while outdoor lovers will appreciate scenic walks and cycling routes through the surrounding countryside.

A number of schooling options are available, including the well-regarded Congerstone Primary School, with independent options such as The Dixie Grammar School and Twycross House School also within reach. Commuters benefit from access to the A444 and nearby motorway links including the M1, M42, M69 and M6, with rail services available from Tamworth and Nuneaton.







Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a ground source heat pump system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

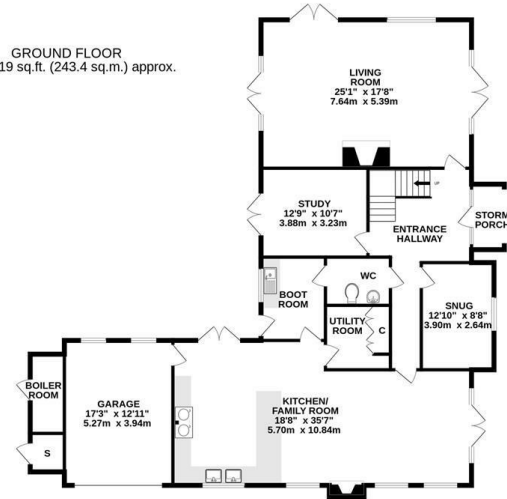
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

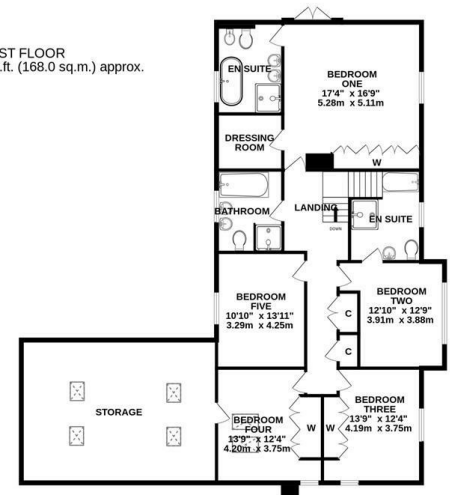
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
2619 sq.ft. (243.4 sq.m.) approx.



1ST FLOOR
1808 sq.ft. (168.0 sq.m.) approx.



TOTAL FLOOR AREA : 4428 sq.ft. (411.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		



