



Ormes Lane Ratcliffe Culey

- Five bedroom characterful country cottage
- Idyllic countryside setting with open views
- Approximately 0.91 acre plot
- Double-aspect kitchen/living room
- Two reception rooms with wood-burning stoves
- Five well-proportioned bedrooms
- Detached oversized double garage with room above
- Beautifully landscaped naturalistic gardens
- EPC Rating D / Council Tax Band G / Freehold

Occupying a beautifully private plot extending to approximately 0.91 acres, this charming country cottage enjoys an idyllic setting surrounded by open countryside. The property blends characterful features with practical modern living, while the thoughtfully designed gardens create a series of attractive outdoor spaces that complement the peaceful rural surroundings.

A particular highlight of the property is the excellent range of additional outbuildings, including an oversized detached garage with a highly versatile room above, ideal for use as a home office, studio, or gym. Within the grounds, a delightful shepherd's hut provides a charming retreat and further enhances the property's unique appeal. There is also a brick-built workshop, offering additional practical space.

Positioned within the sought-after village of Ratcliffe Culey, the property benefits from a balance of rural tranquillity and convenient access to nearby market towns, well-regarded schooling and excellent transport links.



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Accommodation:

A warm and inviting reception hall sets the tone for the rest of the interior; stairs rise to the first floor and there is access to the WC. The west wing of the house features a stylish and spacious sitting room, centred around a wood-burning stove. This room is enhanced by a feature bay window and enjoys French doors opening onto the garden.

To the other side of the entrance vestibule is a further versatile reception room, also with a wood-burning stove and enjoying charming views towards All Saints Church. This leads through to the characterful country kitchen, showcasing exposed beams and a range of shaker-style base and wall-mounted cabinetry. Completing the ground floor accommodation is a practical utility room, which benefits from its own external access, ideal for country living.

To the first floor, the main bedroom suite includes a well-appointed shower room and bespoke built-in storage, whilst enjoying views over the tranquil gardens. Four further bedrooms are serviced by a family bathroom, as well as a separate shower room.

Gardens and land:

The property is approached via low-slung timber gates which open onto a block-paved driveway providing generous off-road parking for multiple vehicles. Positioned adjacent to the house is a detached, oversized double garage range, which incorporates a personnel door to the rear leading to a utility area and WC, with stairs rising to a spacious room above. This highly versatile space offers excellent potential for a variety of uses including a home office, studio, gym or hobby room.



The grounds are a particular feature of the property and provide a true haven for wildlife, offering year-round interest and enjoyment. Extending to approximately 0.91 acres, the gardens have been beautifully and thoughtfully landscaped, inspired by the naturalistic planting style of Beth Chatto. Designed with an ecological approach, the grounds incorporate a variety of carefully considered areas that blend seamlessly with the surrounding countryside and create spaces that can be enjoyed by every generation.

Within the gardens are a number of attractive additions, including a useful timber storage shed and a charming shepherd's hut, currently utilised as a studio, providing a delightful retreat within the grounds. There is also a brick-built workshop, offering further practical space.

Location:

Ratcliffe Culey is an attractive rural village in west Leicestershire, surrounded by open countryside. The village retains a peaceful, rural character while benefiting from a strong sense of community, with amenities including a village post office and a village pub.

The historic market town of Market Bosworth lies a short drive away, offering a range of independent shops, cafés and services, while Atherstone provides additional supermarkets, leisure facilities and everyday amenities.

The village is particularly well placed for families seeking both state and independent schooling. Highly regarded independent options nearby include Twycross House School and The Dixie Grammar School, both within easy reach. For secondary education in the state sector, the village lies within the catchment for the well-regarded Market Bosworth School.

For commuters, the nearby A5 provides direct access to Nuneaton, Coventry and Birmingham, while the motorway network, including the M42, M69 and M1, is easily accessible. Mainline rail services are available from Nuneaton, offering direct links to London and other major centres.

Surrounded by attractive countryside yet conveniently located for excellent schooling, amenities and transport links, Ratcliffe Culey offers a desirable combination of village living and accessibility.

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.





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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.

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:

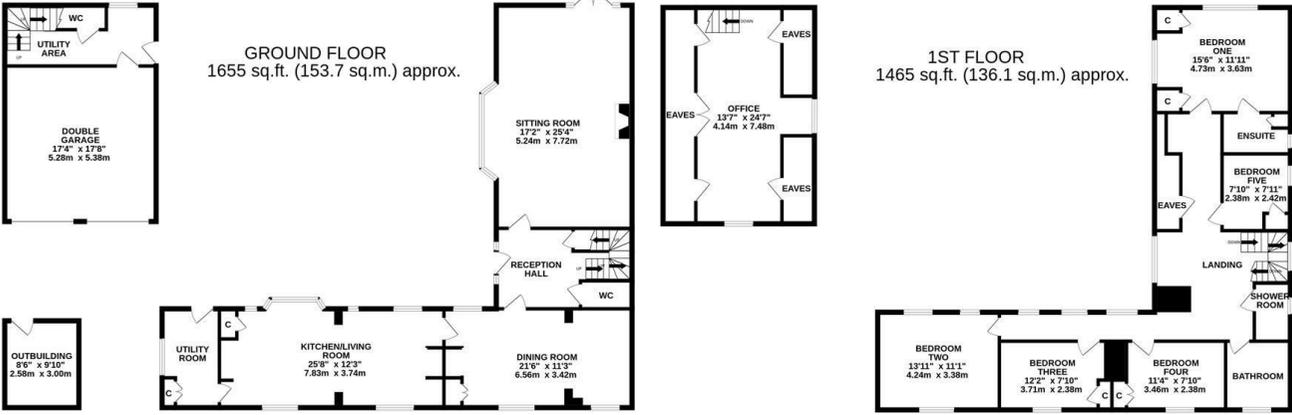
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



TOTAL FLOOR AREA : 3120 sq.ft. (289.9 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		
(55-68) D	65	
(39-54) E		
(21-38) F		



