



Kennel Cottages Gopsall

- Beautiful three bedroom home
- Private estate on a quiet lane
- Panoramic countryside views
- Fully renovated in 2024
- Underfloor heating throughout ground floor
- High quality bespoke kitchen with granite tops
- Three generous double bedrooms
- Detached double garage and EV charger
- EPC Rating D / Council Tax Band D / Freehold

Set within approximately 0.42 acres, at the foot of the drive to the historic Gopsall Hall Estate, Kennel Cottage enjoys a peaceful rural position on the edge of Twycross. Approached via a private tree-lined estate lane, the former estate cottage occupies a wonderfully private setting with far-reaching views across open countryside.

Thoughtfully reimagined in 2024 by N Salt Construction, the home combines traditional character with high-quality contemporary finishes. The ground floor features underfloor heating throughout and centres around an impressive open-plan kitchen/breakfast/family room by Richard John Kitchens and Interiors, complemented by elegant reception rooms ideal for both everyday living and entertaining.

Upstairs are three spacious double bedrooms including a principal suite, alongside stylish bathrooms by Porcelanosa. The gardens enjoy a tranquil outlook over neighbouring fields and include a large terrace, ornamental pond and a versatile 350 square feet garden room, while a gated driveway leads to a detached double garage with EV charging.





Accommodation:

The ground floor features underfloor heating throughout and comprises a welcoming entrance hall, cloakroom WC/shower, a spacious lounge with fireplace and inset electric log burner, and a separate dining room overlooking the countryside. This flows seamlessly into the exceptional kitchen/breakfast/family room, designed and fitted by Richard John Kitchens and Interiors, with granite worktops, a central breakfast island, Quooker tap, two Neff ovens, five-zone induction hob with extractor, integrated fridge/freezer, dishwasher and wine fridge. A utility room with side access completes the ground floor.

Upstairs, three generous double bedrooms, including a main suite with a stylish en suite, offer fitted wardrobes and picturesque countryside views. The family bathroom and en suite are designed by Porcelanosa, with high-quality sanitaryware and tiles throughout.

Gardens and land:

Externally, the property is set in a private and tranquil position backing onto open fields. A gated driveway provides off-road parking and access to a detached double garage with power, lighting, an electric car charger and loft storage. At the rear, bifold doors open onto a large terrace with a JR Aquascapes pond and a versatile 350 square feet home office/gym/garden room.

Location:

Located within easy reach of the A444, providing links to the M42, A5 and M6, the property offers the perfect balance of peaceful rural living with convenient access to amenities. Twycross village boasts a pub, restaurant, private school, church and the renowned Twycross Zoo, while Market Bosworth and Ashby-de-la-Zouch offer a wider range of shops, leisure and services.

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 D.

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 electricity and water.

Heating is provided by an oil-fired central heating system.

New sewage treatment plant, serviced annually (last August).

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

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided by the selling agents.





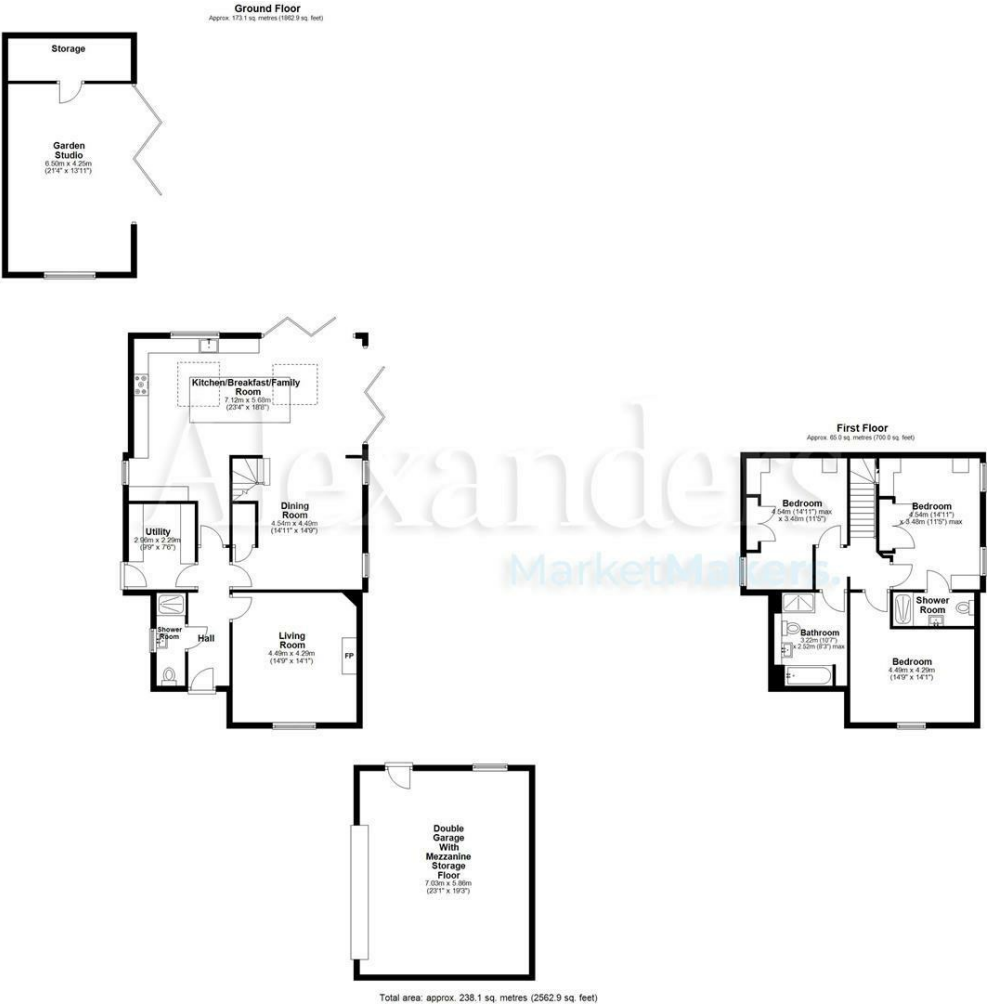
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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 area: approx. 238.1 sq. metres (2562.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		



