



Shenton Lane Market Bosworth

- 17th century Grade II listed thatched cottage
- Stunning entrance through award winning gardens
- Exposed beams throughout
- Cosy reception rooms filled with character
- Modern country kitchen with integrated appliances
- Spacious principle bedroom with en suite
- Nestled in the heart of Market Bosworth
- Potential rental yield of 4-5%
- EPC D / Council Tax Band C / Freehold

Nestled right in the heart of the picturesque village of Market Bosworth, this delightful detached cottage offers a perfect blend of character and modern living. Spanning an impressive 964 square feet, the property boasts two well-appointed bedrooms and two bathrooms, making it an ideal choice for couples or small families seeking a tranquil retreat.

As you step inside, you will be greeted by a warm and inviting atmosphere, the cottage bursting with original features that reflect its rich history. The reception room provides a cosy space for relaxation and entertaining, while the thoughtfully designed layout ensures a seamless flow throughout the home.

One of the standout features of this property is its award-winning gardens, which are a true testament to the beauty of the outdoors. These enchanting gardens offer a serene escape, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Market Bosworth itself is a delightful village, known for its vibrant community and stunning countryside. With local amenities, charming shops, and scenic walks right on your doorstep, this cottage is not just a home, but a lifestyle choice.

In summary, this quaint cottage on Shenton Lane is a rare find, offering a unique opportunity to own a piece of history in a beautiful setting. With its original features, spacious living areas, and stunning gardens, it is sure to capture the hearts of those who seek a peaceful and picturesque place to call home.





General Description

Alexanders are privileged with instruction to market arguably one of the rarest period properties in Market Bosworth and the wider area. Rainbow Cottage is a charming, Grade II listed, historical thatched cottage thought to date back to the late 17th century.

Steeped in history, this distinctive property occupies an enviable position in central Market Bosworth, mere moments from the historic square. Boasting a magnificent facade presenting largely brick on stone plinth but with remnants of a timber frame, eyebrow windows and a thatched roof. The rear elevation faces the market square and the front to its' idyllic and whimsical gardens, that have not only been featured in Britain in Bloom, but have also won the Frank Constable trophy for best garden in the East Midlands and the Royal Horticultural Society gold award every year from 2013 to 2023, having not been entered in 2024.

Accommodation

Inside, the property retains much of its' original character, with an abundance of features including exposed beams, fireplaces and oak doors. The accommodation is laid across two floors to comprise; Sitting room, dining room, study, kitchen, double bedroom and shower room all to the ground floor. Upstairs is the principle bedroom with en suite bathroom.



Location

Market Bosworth offers a selection of independent shops, public houses and eateries. There is a farmers' market held every month, recreational and sporting opportunities abound, and a thriving community amongst its' neighbouring villages. The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School, amongst many others.

There is a convenient train service from nearby Nuneaton to London Euston taking from 1 hour and 4 minutes. The property is also well positioned for travelling by car, 12 miles west of Leicester and 7 miles north of Hinckley. The A444 is close by and provides links to the M42.

Distances

Leicester 12 miles, Hinckley 7 miles, Nottingham 31 miles, Birmingham 28 miles, East Midlands Airport 17 miles, Birmingham Airport 23 miles, Nuneaton Train Station 10 miles (all distances are approximate).

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

Freehold

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicestershire, LE10 0FR. Council Tax Band C.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth.





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.

Technical Information:

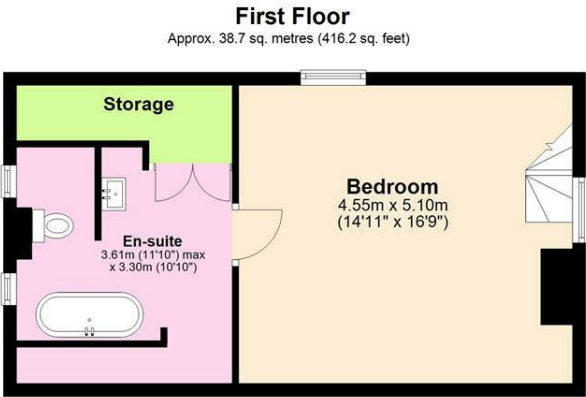
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

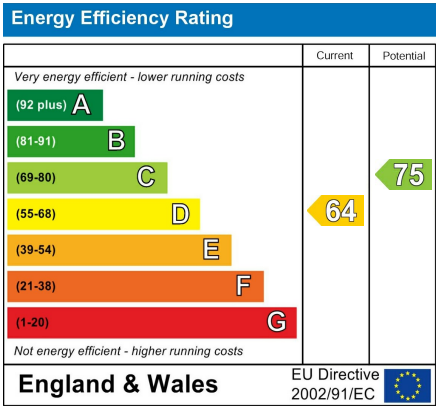
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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

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.



Total area: approx. 89.5 sq. metres (963.5 sq. feet)





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