



Main Road Twycross

- Charming three bedroom character cottage
- Beautifully presented throughout
- Wealth of original period features
- Shaker-style kitchen with pantry
- Striking inglenook fireplace
- Four-piece ground floor bathroom
- Versatile studio/home office space
- Double garage and ample parking
- EPC Rating E / Council Tax Band C / Freehold

Occupying a delightful position within the sought-after village of Twycross, this charming three bedroom cottage effortlessly combines period character with thoughtfully updated interiors. Beautifully presented throughout, the property retains a wealth of original appeal, with features including exposed timbers, impressive ceiling heights and a striking inglenook fireplace, creating a warm and inviting atmosphere from the moment you step inside.

The accommodation has been carefully arranged to provide comfortable and versatile living space, balancing traditional cottage charm with the conveniences of modern-day living. Light-filled and immaculately maintained, the home offers a seamless flow between its reception and dining areas, complemented by tasteful finishes and a considered attention to detail throughout.

Outside, the property continues to impress with its beautifully established cottage-style gardens, where mature planting and colourful borders create a wonderfully private setting. A covered terrace provides an attractive space to enjoy the garden in all seasons, while the double garage and adjoining studio offer valuable additional flexibility. Twycross itself enjoys a peaceful rural setting, with everyday amenities close at hand and excellent road and rail connections to nearby market towns and major centres.





Accommodation:

The accommodation opens into a welcoming entrance hall, with the spacious sitting room positioned to the right, featuring exposed beams, high ceilings, and a striking inglenook fireplace. To the rear, the charming Shaker-style kitchen offers space for dining and benefits from a useful pantry cupboard for additional storage. Completing the ground floor is an immaculate traditional-style four-piece bathroom.

To the first floor, the main bedroom benefits from built-in storage and direct access to a well-appointed Jack and Jill shower room. The second bedroom features bespoke fitted cabinetry, while the third bedroom is currently arranged as a dressing room but could easily be reinstated as a single bedroom or home office.

Gardens and land:

The front of the cottage is beautifully adorned with mature wisteria, creating an attractive and welcoming first impression. A gravel driveway provides parking for one vehicle at the front of the property, while the shared driveway extends to the rear, opening onto a generous additional driveway, a double garage, and a versatile attached studio, which is currently utilised as an office. The delightful rear garden has been carefully designed in a classic cottage style, featuring an abundance of mature planting and richly stocked herbaceous borders. Leading seamlessly from the kitchen, a cosy covered terrace creates a wonderfully private setting for outdoor entertaining and year-round enjoyment.



Location:

Twycross is a small rural village in Leicestershire, best known for Twycross House School. Local amenities include a village hall, pub, church and the well-known Twycross Zoo, with further shops and services available in nearby towns such as Ashby De La Zouch and the historic Market Bosworth. The village is well connected by road via the A444, with rail links from nearby Nuneaton providing access to Birmingham, Leicester and London.

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 C.

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, water, and drainage.

Heating is provided by an oil-fired central heating 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:

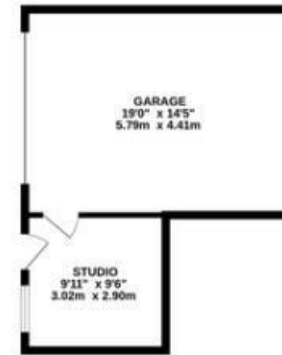
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		



