



# Poultney Cottage Farm

Whitcroft Lane | Ulverscroft | Leicestershire | LE67 9QE



YOUR PROPERTY EXPERTS







## Property at a Glance

- Superb Country Property
- Approximately 60 Acres of Grounds and Paddocks
- Outstanding Open Views
- Five/Six reception Rooms, Six Bedrooms, Four Bathrooms
- Cinema, Tennis Court and One Bedroom Separate Annexe
- Garaging for Six Cars
- Magnificent Grounds, Approach and Setting
- Superb Philip Dowse Kitchen with Oak Framed Garden Room Off
- Lavishly Appointed and Immaculately Presented
- Leicestershire's Premier Residential Location

## Price On Application

Situated in the heart of Charnwood Forest and surrounded by 60 acres of magnificent gardens and paddocks, with a quarter mile private drive a lavishly appointed and immaculately presented six bedroom detached country house with outstanding open views on all sides. Featuring a superb 12.54m x 6.57m living/dining kitchen by Philip Dowse with oak framed garden room, a separate one bedroom self-contained annexe, cinema and extensive range of garaging, the property also offers a hard tennis court with pavilion. Design features include a superb master bedroom suite of four rooms, a professional second floor cinema room, the main house offering five/six receptions, all decorated and finished to the very highest quality. In all, a stunning country home with a significant land holding situated within this most desirable location.

## The Property

Poultney Cottage Farm has been the subject of a lavish remodelling and extension programme by the present owners who have been in residence for 15 years. The setting of the property is quite outstanding with a long tarmacadam tree lined drive leading through acres of paddocks providing a stunning arrival experience. The property owns the land to the rear of the property almost as far as the eye can see. The property has been lavishly refitted and extended by the present owners with particular features including a superb Philip Dowse kitchen with oak frame garden room off and a magnificent master bedroom suite of four rooms including a superb dressing room, walk-in wardrobe and en suite bathroom. There being two further family bathrooms and a guest suite with en suite shower room. The professionally fitted cinema on the top floor and hard tennis court provide excellent leisure facilities and in addition there is a completely separate self-contained one bedroom annexe which is fitted to an extremely high standard and therefore ideal for dependent relatives as staff accommodation or for occasional guest accommodation.



## Accommodation

The property is entered under a storm porch through oak solid panel front door into:

### Reception Hall

With oak wood strip flooring, magnificent oak staircase to half landing and first floor landing, stairs down to a lower hall. A focal point of the hall being an open fronted fireplace with Minster style surround with matching hearth and mantle, radiator behind grill, telephone point and off:

### Superb Drawing Room

**26'8" x 21'2" (8.12m x 6.46m) plus recess fireplace**

A deep inglenook fireplace with oak mantle and brick hearth housing a large wood burning stove with matching canopy, picture windows to three elevations affording spectacular views, built in book shelving and base cupboards, bay window with window seat, four radiators (two behind grills, Bang & Olufsen audio/video wiring, random width oak flooring and double doors to:

### Separate Dining Room

**16'2" x 14'10" (4.93m x 4.52m)**

Random width oak flooring, radiator behind grill, open fronted fireplace with Minster style surround and quarry tiled hearth, Bang & Olufsen controlled ceiling speakers and spotlights, French doors with picture windows onto patio and gardens with outstanding views and door to hall.

### Study

**16'2" x 8'10" minimum (4.93m x 2.7m minimum)**

Extensively fitted with a range of solid oak units with inlaid pippy oak panels comprising a large corner desk unit with a range of base cupboards and drawers, eye level units and shelving, full height curved store cupboard with matching doors in pippy oak, double glazed window, double radiator, telephone point, oak wood strip flooring, Bang & Olufsen controlled ceiling speakers.

### Lower Reception Hall

With Oak flooring providing access in turn to:



### Refitted Cloakroom

With syphonic WC and contemporary wash hand vanity unit by Villeroy and Boch with base cupboard, glass shelving and mirror, oak wood strip flooring, extractor fan, chrome towel radiator and display alcove.

### Magnificent Extended Living/Dining Kitchen

**41'2" overall x 21'7" (12.54m x 6.57m)**

The superb kitchen has been refitted by Philip Dowse Interiors and leads through to an oak framed living/garden room.

### Dining Kitchen

**23'7" x 21'7" (7.2m x 6.58m)**

Fitted with an extensive range of solid oak base cupboards and cream fronted oak units, all with chrome and leather fittings and an extensive range of granite work surfacing. A focal feature of the kitchen is the circular central island incorporating further curved base cupboards, shelving and breakfast bar. There is an extensive range of integrated appliances including a four oven Aga in piano black with twin ovens and ceramic hob, Fisher and Paykel integrated drawer style dishwasher, wine fridge and sub-zero fridge/freezer. In addition is a Siemens fan assisted electric oven in stainless steel, matching microwave oven, extractor hood behind oak lintel and the whole kitchen is complemented by bevelled limestone flooring with underfloor heating, halogen spotlights, double Belfast sink unit and a small secondary circular sink. Sealed double glazed windows overlooking the front gardens and outstanding views and off:

### Living Room/Garden Room

**19'5" x 17'7" (5.92m x 5.36m)**

Featuring magnificent oak roof trusses, beams and uprights, matching oak frame double glazed windows with French doors opening onto the side patio and enjoying views over Charnwood Forest, matching bevelled limestone flooring with underfloor heating and off:

### Sitting Room

**25'6" x 14'10" (7.77m x 4.52m)**

With a range of built in base cupboards, shelving and eye level double cupboard, living flame gas fired inset within ornate surround with tiled hearth, pine mantle, sealed double glazed French doors and picture windows onto side patio, surround sound system, TV aerial point and Bang & Olufsen controlled ceiling speakers.

### Split Level Rear Hall/Entertaining Room

**28'1" x 16'2" (8.56m x 4.93m)**

Ideal as a summer entertaining room with halogen spotlights, ceramic tiled flooring, sealed double glazed windows to side and rear, door to rear, two double radiators, off which is:

### Second Cloakroom

With low level WC with wood seat, pedestal wash hand basin, terracotta flooring, radiator, double glazed window. Off:

### Second Kitchen/Utility Room

**15'2" x 10'3" (4.62m x 3.12m)**

Fitted with a range of fitted base cupboards, drawers, eye level units, three quarter height larder unit and granite work surfacing with double Belfast sink, Siemens ceramic hob, plumbing for automatic washing machine, space for tumble dryer and sealed double glazed windows to three sides, tiled splash backs and halogen spotlights.











### **Large Boiler Room**

**14'2" x 9'10" maximum (4.32m x 3m maximum)**

With twin Worcester LPG gas fired central heating boilers, twin pressurised hot water cylinders, ceramic tiled flooring, built in shelving, access to roof space.

### **Boot Room**

With shelving, clothes pegs and radiator.

### **On The First Floor**

Approached via an oak staircase from the reception hall is:

### **Split Level First Floor Landing**

With double glazed picture window to front with fitted shutters and off:

### **Superb Master Bedroom Suite**

Comprising the following:

#### **Master Bedroom**

**27'7" x 15'2" (8.4m x 4.62m)**

Three magnificent roof trusses and purlins, Cathedral ceilings, four sets of sealed unit double glazed windows overlooking the side and rear gardens with magnificent open views, Bang & Olufsen audio system with ceiling speakers, oak wood strip flooring, two double and single radiators, off:

#### **Large Separate Dressing Room**

With integrated corner dressing table unit with retractable mirror and drawer with base cupboards under, oak wood flooring, matching display pelmet with halogen downlighting, radiator behind grill and off:

#### **Luxury En Suite Bathroom**

**15'7" x 14'10" (4.75m x 4.52m)**

With twin vanity units by Villeroy and Boch with base cupboards under, tiled splash backs, concealed mirror fronted medicine cupboards with lights, syphonic WC and a Villeroy and Boch freestanding bath with shower attachment, large walk-in shower with rainwater shower fitting, chrome towel rail, double glazed window with shutters, spotlights, extractor fan and attractive ceramic tiled flooring.

#### **Walk-In Wardrobe**

Extensively fitted with a range of full height built in hanging wardrobes with top boxes including mirror fronted wardrobe, two chest of four drawers, suitcase storage above, oak wood flooring, halogen spotlights, double glazed window and double radiator.

#### **Guest Bedroom Two**

**21'4" x 15'6" (6.5m x 4.72m)**

Built in ranges of hanging wardrobes, two double radiators, sealed double glazed windows to front and side, coved cornicing, Bang & Olufsen audio with ceiling speakers and off:

#### **En Suite Shower Room**

By Villeroy and Boch with large walk-in shower with twin shower fittings, wash hand basin with cupboard under, syphonic WC, full height matching tiling to walls and floor, extractor fan, halogen spotlights, contemporary chrome towel rail/radiator, double glazed windows.

#### **Bedroom Three**

**21' x 11'2" (6.4m x 3.4m)**

With radiator behind grill, two sealed unit double glazed windows to the front and side with outstanding views, two double hanging wardrobes, halogen spotlights.











#### **Bedroom Four**

**15'5" x 10'2" (4.71m x 3.1m) plus recess**

Two double hanging wardrobes, shelving, radiator, sealed double glazed windows overlooking the side and rear gardens with magnificent views.

#### **Bedroom Five**

**16'3" x 14' (4.95m x 4.27m)**

With double and single hanging wardrobes, chest of six drawers, shelving, dressing table with six drawers, radiator behind grill, sealed unit double glazed window overlooking the rear garden with open views beyond.

#### **Bedroom Six**

**11' x 9'10" (3.35m x 3m)**

Radiator behind grill, sealed double glazed window to front, built in double hanging wardrobes with drawers under.

#### **Family Bathroom One**

Finished in limestone with half height matching tiled walls, large walk-in multijet shower, extractor fan, circular limestone sink units with limestone worktop and matching flooring, large window seat, sealed double glazed window to rear, halogen spotlights, wall mounted mirror with lights.

#### **Family Bathroom Two**

With white four piece suite with chrome fittings comprising panelled bath inset within marble surround with shower attachment, double sized walk-in shower cubicle with twin shower fittings, vanity unit again finished in marble with base cupboards under, syphonic WC, radiator behind grill, chrome towel rail/radiator, built in double cupboard and airing cupboard.

#### **On the Second Floor**

Approached by a bespoke spiral staircase from the inner first floor landing is:

#### **Second Floor Landing**

With double radiator and halogen spotlights off which is:

#### **Professional Cinema**

**20'8" x 12'5" (6.3m x 3.78m)**

Concealed floor lighting, halogen spotlights, permanently fitted wall screen, surround sound and professional Epsom projector, raised plinth again with courtesy lighting provides two tiers of three professional leather cinema seats by Dreamaker.com, all seats being reclining and heated with multifunction electric controls.

#### **Outside**

Poultney Cottage Farm is situated within the heart of Charnwood Forest and is surrounded by approximately 60 acres of gardens and paddocks. A long tarmac driveway leads in from Whitcroft Lane flanked by two large stock proof paddocks. The driveway then divides to the right providing access to the annexe accommodation and garages, to the left leading into a large circular driveway at the front of the property providing hard standing for a large number of vehicles surrounded by informal lawned gardens, well stocked with shrubs, plants, trees and Rhododendron beds etc. The front gardens are well planted and offer all year round structure and colour and feature a magnificent original oak tree along with a variety of smaller trees and shrubs. The gardens extend to the side and rear of the property, side gardens being again laid to shaped lawn with well stocked flower beds and shrubberies and featuring a circular ornamental garden with original well, box hedged and planted borders. Extensive flagstone patios extend around to the side and the rear of the property with access from both the kitchen/family room, sitting room, rear hall and dining room. The patio is elevated to provide outstanding open views over the surrounding paddock and extensive views over Charnwood Forest. The ownership of all the surrounding land provides an unrivalled degree of privacy and control with rolling lawned gardens extending around the entire property to the rear with pathway leading to the tennis court and pavilion.









## The Outbuildings

As previously mentioned, the driveway continues past the property to the rear to an extensive block paved driveway providing hardstanding for a large number of cars, off which is:

## Substantial Range of Garages

All with remote controlled up and over doors, this excellent range of garages with six up and over doors provides garaging for at least six cars.

## The Annexe

A separate self-contained annexe offers accommodation for dependant relatives, staff or guests and comprises the following:

### Entrance Hall

Maple flooring, radiator and off which is:

### Sitting Room

**12'2" x 10'9" (3.7m x 3.28m)**

Maple wood strip flooring, radiator, sealed double glazed windows to front and rear, TV point.

### Open Plan Dining Kitchen

**16'9" x 12'5" (5.1m x 3.78m)**

Fitted with a range of solid maple fronted units comprising CDA fan assisted electric stainless steel oven, ceramic hob with extractor hood, integrated fridge with matching front, full range of eye level units with glass fronted display cupboards, one unit incorporating a LPG gas fired central heating boiler and halogen spotlights.

### Dining Area

Sealed double glazed windows to front and rear, radiator, maple strip flooring, double glazed window to rear.

### Double Bedroom

**12'6" x 9'10" (3.8m x 3m)**

Radiator, TV aerial point, sealed double glazed windows to front and rear.

### Shower Room

With white three piece suite comprising large corner shower, low level WC and wash hand basin, tiled splash backs, maple wood strip flooring, double radiator and extractor fan.

The annexe is separately alarmed and centrally heated.

### Walled Kitchen Garden

The kitchen garden features a traditional greenhouse by Alitex - The Glass House Company. The kitchen garden features a variety of root vegetable beds.

### Tennis Court and Pavilion

The professional tennis court is surrounded by professional catch fencing and is bordered to the south with attractive landscaped patio areas with granite pathways, an area of raised sun decking with halogen lighting, off which is:

### Tennis Pavilion

**27'3" x 11'3" minimum (8.3m x 3.43m minimum)**

The tennis pavilion is constructed in a log cabin style having six sets of double glazed windows and French doors opening onto the sun deck. The pavilion is ideal as a games room and also has a lockable room off ideal for garden and horse equipment.

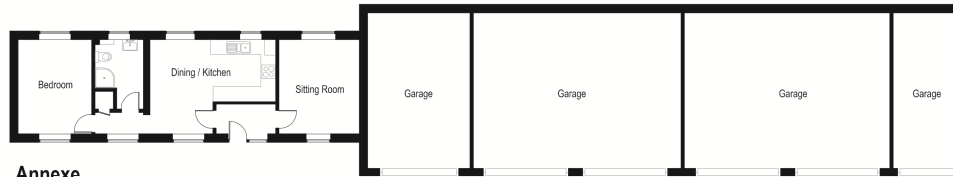






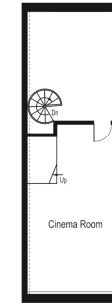


Poultney Cottage Farm,  
 Ulverscroft  
 Approximate Gross Internal Area - Main House = 630 sq m / 6781 sq ft  
 Annexe = 200 sq m / 2153 sq ft  
 Total = 830 sq m / 8934 sq ft

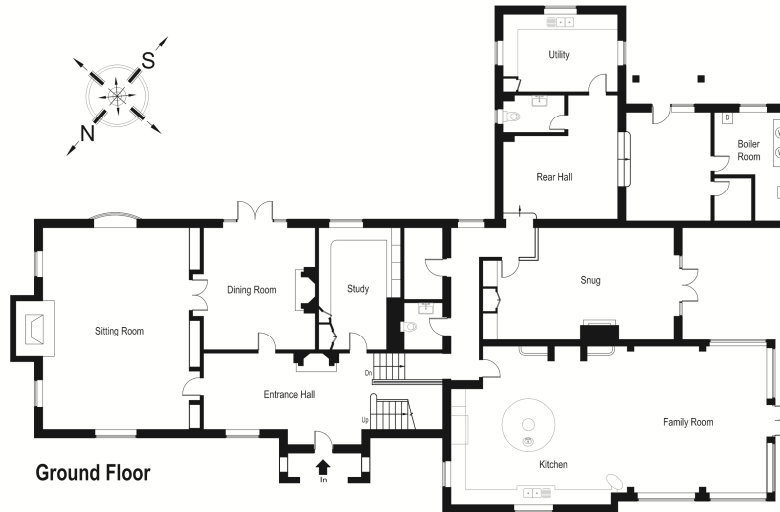
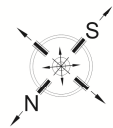


**Annexe**  
 (Not Shown In Actual Location / Orientation)

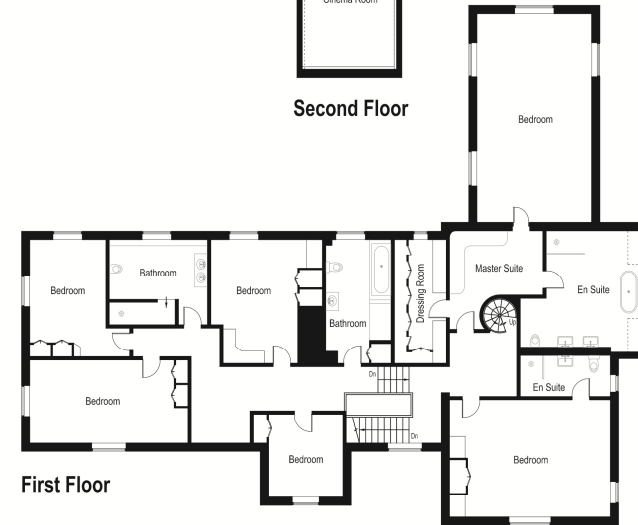
Reduced headroom  
 below 1.5m / 5'0"



**Second Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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N.B. All measurements are approximate. These Sales Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Service, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



### The Land

The property is completely ring fenced and sits effectively in the centre of its outstanding land holding of approximately 60 acres. The paddocks are all professionally maintained, are stock proofed and are maintained on a grass keeping agreement which ensures that the paddocks are maintained and grazed to a high standard by a local farmer. The extent of land and quality of the paddocks would particularly suit those with equestrian interests and we would consider there to be considerable potential for stabling and other equestrian facilities if required, subject to any necessary consents/approvals. In all, this is an exceptional country property of considerable size and outstanding quality with an impressive land holding situated within the heart of Charnwood Forest.

### Services

Mains water and electricity are connected to the property. Drainage into a private system and central heating is provided by a sophisticated LPG gas fired central heating system within both the main house and the annexe.

### Location

Ulverscroft forms the Heart of Charnwood Forest. With some of the county's most expensive and stylish properties, the area is renowned for its outstanding beauty, local attractions including Old John, Bradgate Park (the former home of Lady Jane Grey), The Beacon and The Outwoods. Other attractions include the local reservoirs at Cropston and Swithland, with golf at Rothley and The Beacon. The area is particularly well placed for fast access into Leicester and the Endowed Schools at Loughborough, whilst junction 22 of the M1 motorway is at nearby Markfield.

### Directions:

From Leicester city centre proceed to Anstey turning left at Anstey for Newtown Linford. Upon reaching Newtown Linford turn left onto Ulverscroft Lane and first left onto Polly Bott's Lane, crossing Priory Lane onto Whitcrofts Lane. The property can be eventually found after approximately half a mile on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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