

# VINE HOUSE

HUSBANDS BOSWORTH, LUTTERWORTH



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**Vine House,**  
Husbands Bosworth,  
Lutterworth, Leicestershire

A rare opportunity to purchase a handsome Grade II Listed three storey family home with an abundance of character, located in the heart of the desirable south Leicestershire village of Husbands Bosworth.

Large garden providing development potential  
| Excellent range of outbuildings | Handsome three storey house of classic proportions | Popular village location | Would suit developer or owner occupier | Potential for annexe/home office | Accessible for Market Harborough and train station | Plot of approx. 0.3 of an acre |

#### ACCOMMODATION

This classically proportioned Georgian house occupies a splendid plot of approximately 0.3 of an acre or thereabouts, and together with outbuildings and gardens undoubtedly provides a development opportunity, subject to the necessary consents.

The accommodation is arranged over three floors and briefly comprises an entrance hall, through sitting room, a large living farmhouse kitchen, family room and cloakroom. On the first floor are three bedrooms, one with an ensuite, family bathroom and three further rooms on the second floor.

The house is in need of upgrading and refurbishment, but has the potential to provide a spaciously proportioned family home. This property is offered with the agent's highest recommendation.

#### OUTSIDE

Access to the garden and parking is via Berridges Lane, which leads to a very attractive cobbled courtyard, garaging and the outbuildings. Beyond a kitchen garden is a further walled garden laid predominately to lawn.

#### LOCATION

Husbands Bosworth is a thriving, attractive village with many interesting period properties. The village offers a general store, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, and provides excellent communications via rail from Market Harborough and Rugby and Junction 20 of the M1 at Lutterworth. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a large City Centre. Both Market Harborough and Leicester off mainline rail connections to London St Pancras in approximately an hour.

#### DIRECTIONAL NOTE

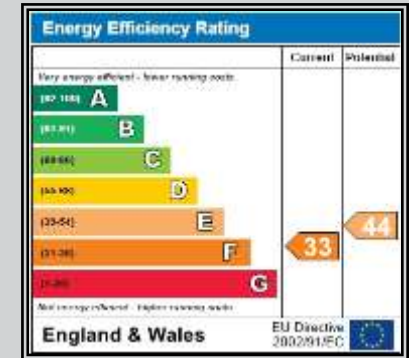
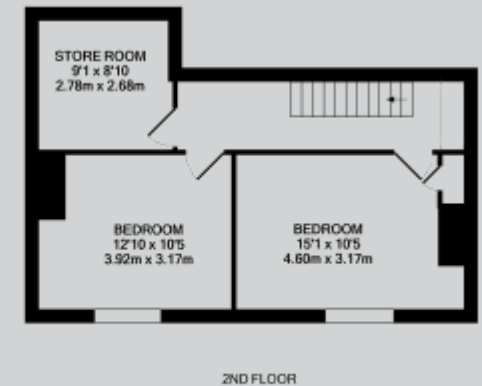
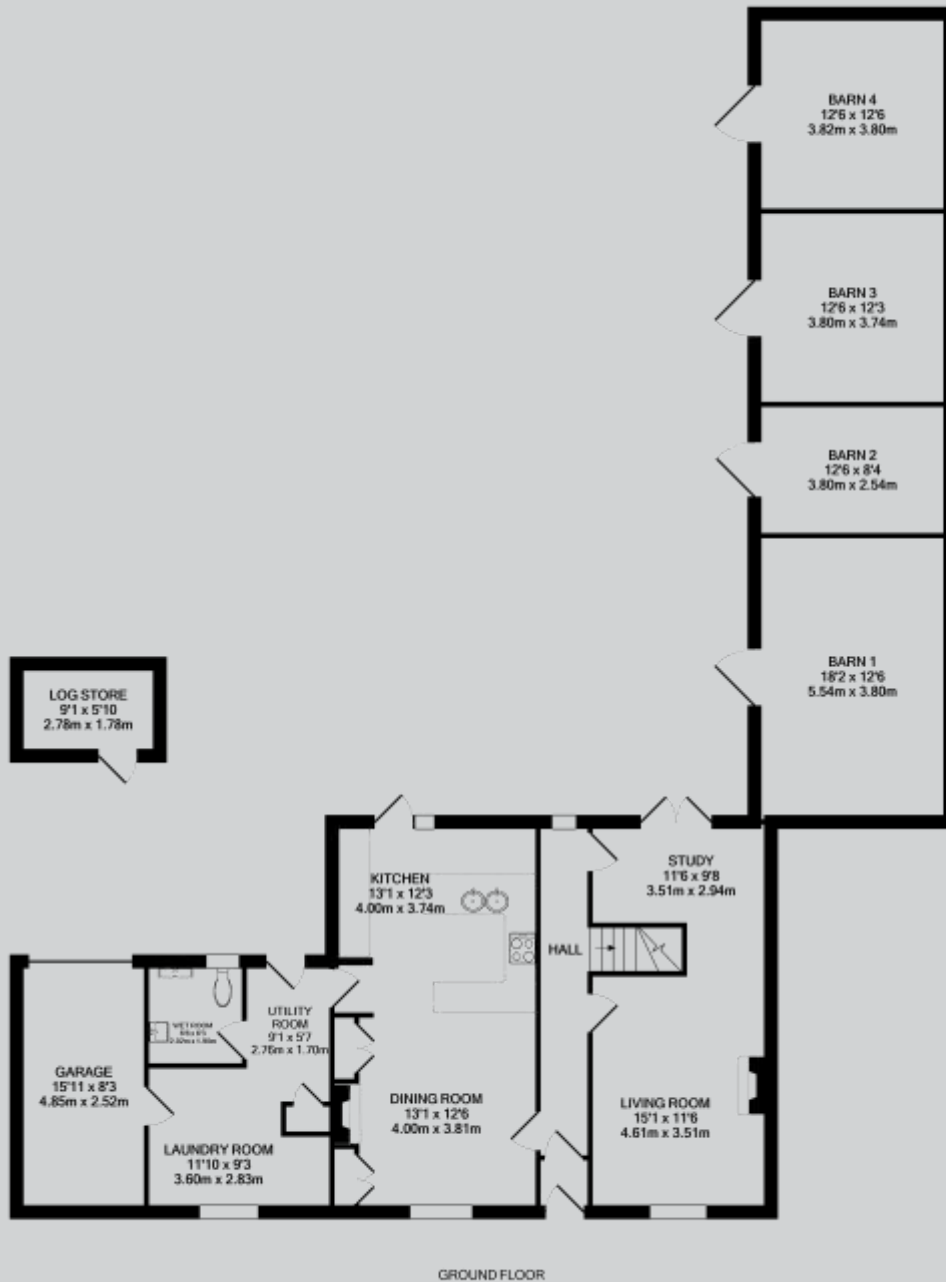
From the Centre of Market Harborough travel via the Coventry Road towards Lutterworth and on entering Husbands Bosworth the property can be seen on the right hand side as identified by our agents for sale board.







Approx Gross Internal Floor Area House = 199.2 sq/m – 2144 sq/ft  
 Approx Gross Internal Floor Area Outbuildings = 64.2 sq/m – 691 sq/ft  
 Total Approx Gross Internal Floor Area = 263.4 sq/m – 2835 sq/ft  
 Measurements are approximate. Not to scale. For illustrative purposes only.



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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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