



Washbrook Cottage, Walcote Road, Gilmorton, Lutterworth, Leicestershire, LE17 5PJ  
Draft Particulars

HOWKINS &  
HARRISON

Washbrook Cottage, Walcote Road, Gilmorton, Lutterworth, Leicestershire, LE17 5PJ

Guide Price: £700,000

A delightful two-bedroom barn conversion set within 4.53 acres, located on the outskirts of the popular village of Gilmorton. Complete with ménage, stable block, and paddocks, as well as its spacious and homely interior makes this property the perfect home for any equestrian.

#### Features

- Sought after village rural location
- Fantastic equestrian facilities
- Barn conversion
- Two generous bedrooms
- Separate shower room and bathroom
- Tasteful exposed brickwork and beams
- Enclosed rear garden
- Stables and manège
- Paddocks
- Energy Rating -C



## Location

Gilmorton is a very sought-after Leicestershire village boasting a number of local amenities including a well reputed primary school and a post office/village shop. The village is ideally situated for easy access to the motorway network at Junction 20 or 21 of the M1, making it very attractive to the commuter. Train services are also available from Rugby, which offers a regular high speed service to London Euston in just under 50 minutes, and from Market Harborough to London St. Pancras. The village has a very active community scene with three popular public houses, a local sports pavilion, park, tennis courts and recently installed outside gym.



## Ground Floor

The property opens into a tiled entrance hall where there is access to a recently refitted shower room, comprising of shower cubicle, wc and wash hand basin inset into a vanity unit. Off the hall there is also access to the family bathroom which is fitted with a white suite comprising of a wash handbasin inset into a vanity unit with useful cupboards under, wc, heated towel rail and a Victorian style roll top bath with claw feet and handheld shower attachment. The entrance hall leads through to an inner hall, which has a continuation of the tiled flooring, timber beams, expose brick built wall and two large picture windows, which afford plenty of natural light and overlook the rear garden and Ménage. A door provides access to the rear garden. The lovely sitting room is a well proportioned room with windows to three elevations, flooding the room with natural light. There is wood effect flooring, stairs rising to the first floor and a useful understairs storage cupboard. The main room to the house is the kitchen/breakfast/family room which is magnificent room with vaulted ceiling, exposed A frame timbers and ceiling beams. The kitchen has tiled flooring and is fitted with numerous base and eyelevel units incorporating numerous cupboards, along with a centre island with seated breakfast bar and further cupboards and drawers. An exposed brick built chimney breast with timber beam above provides space to house a range cooker. The focal point to the room is an attractive cast-iron wood burning stove which provides a welcome focal point to the room. A door provides access to a boiler room within the kitchen and double patio doors lead to the outside.





## Second Floor

The first floor landing provides access to two generous sized bedrooms which both have wood effect flooring and velux windows, Bedroom two also has a window to the side elevation.

## Outside

This property is an equestrian's dream. The spacious stable block houses seven stables, a storage/feed room, and a tack room. Additionally, it benefits from two upstairs storage rooms. There are also amply sized paddocks, two ponds and manège, with the manège standing at 20mx40m. The rear garden is mostly laid to lawn with some slabbed seating areas. The front of the property is gravelled and has space for multiple vehicles and horseboxes. It also has gated access to the rear garden and the array of equestrian facilities.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455 559203.

## Fixtures and Fittings

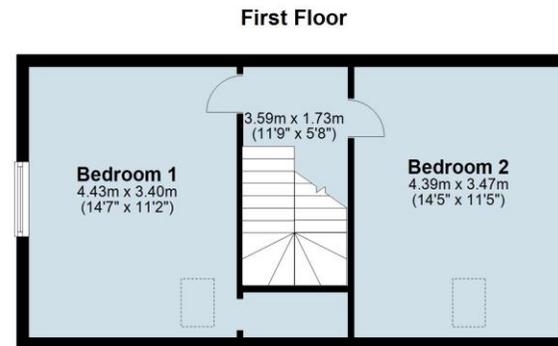
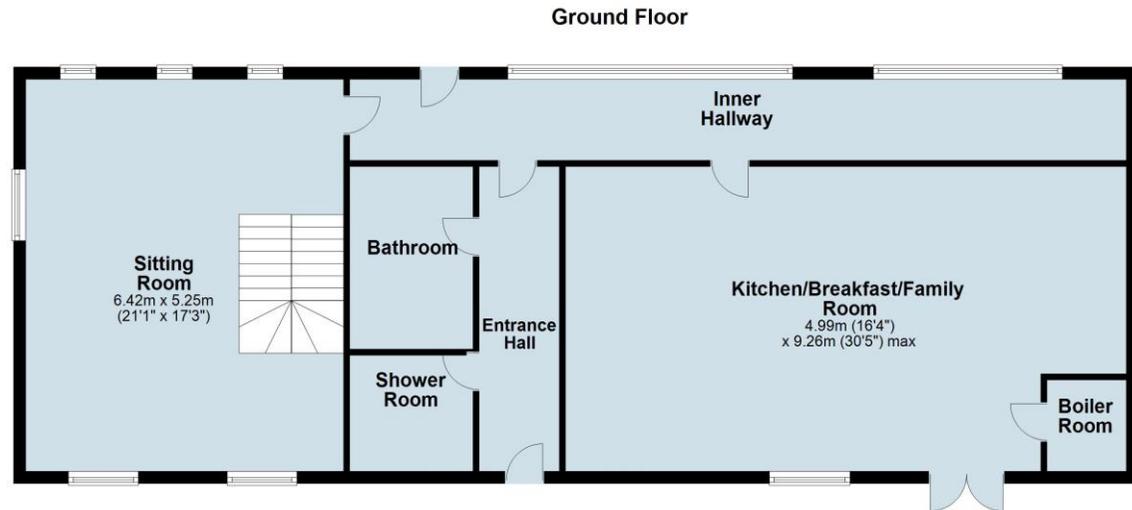
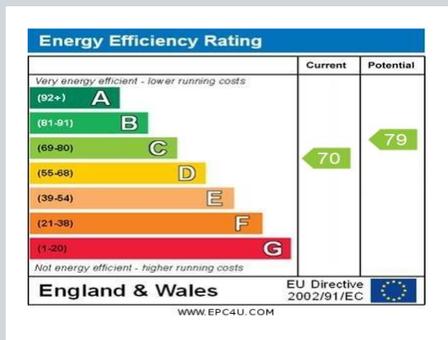
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council Tel:01858 828282.  
Council Tax Band –



## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

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