

WHITE GATE FARM

WITHERLEY



White Gate Farm, Mythe Lane, Witherley,
Leicestershire, CV9 3NU.
£3,000,000



www.simonburthomes.co.uk



KEY FEATURES

- Reception hall
- Guest cloakroom
- Lounge
- Dining room
- Study
- Fitted living/dining kitchen
- Fitted utility
- First floor gallery landing
- 4 double bedrooms
- En-suite bathroom
- En-suite shower room
- Family bathroom
- Mains gas fired underfloor heating
- Double glazing
- Private drainage
- 2 x 3 bedroom fully self-contained barn-conversion annexes
- 6 car garaging
- 7,700 (approx.) square feet including the main residence, annexes and garaging
- 2,700 (approx.) square foot insulated workshop with 3 separate offices, a fitted kitchen and WC
- Commercial-vehicle power-wash grate
- 40,000 litre fuel tank with pump
- 27.2 acre plot comprising of meticulously maintained formal gardens to the main residences, with surrounding paddock and pasture land beyond
- 'L' shaped stables block
- 3 x horse/pony field shelters
- Comprehensive CCTV intruder alarm system with external lighting
- Gated driveway with substantial hardstanding parking throughout for multiple vehicles
- Countryside views
- No chain

OVERVIEW

White Gate Farm is a handsome, enormously improved, most beautifully presented and generously proportioned, countryside equestrian residence, extending to approximately 7,700 square feet, including the main 4 double bedroom family home, 2 x 3 bedroom self-contained barn-conversion annexes and garaging for 6 cars.

Being set on an impressive plot, totalling 27.2 acres, on the border of the Leicestershire/Warwickshire countryside, close-by to a delightful village centre, this already impressive property benefits from the versatile convenience and practicality of a substantial, 2,700 (approx.) square foot, insulated workshop with 3 offices, plus a commercial-vehicle power-wash grate and a 40,000-litre fuel tank and pump. Additionally, there is a recently constructed 'L' shaped stable block with several adjacent defined paddocks, assuring that all the needs of a contemporary, multiple generational, equestrian family are catered for and thereby offering the very best of both worlds to those seeking out the ultimate work/life balance from their beautiful country home.

The delightful and historic village of Witherley lies in the south-west corner of Leicestershire, on the border of Warwickshire, near to the market towns of Atherstone and Market Bosworth. Enjoying an enviably peaceful, yet most convenient location, Witherley is bounded by the River Anker and is within short driving distance of the national motorway network, approached from the A5 (the Roman Watling Street) via Junction 10 of the M42, which provides seamless access to the M1, M6 and M40 motorways. In addition to the excellent village-centre amenities, the 'Good' Ofsted accredited 'Witherley Church of England Primary School' is located next to the church, with children attending usually transferring to the 'Outstanding' Ofsted accredited 'The Market Bosworth School' following Year 6. The Church of St Peter is Grade I listed, being set adjacent to the river and, with its tall 157-foot spire, it dominates the immediate area, thus creating a truly picturesque scene in each of the four seasons. The church itself dates back to the early 14th century, but there are additional historic listed buildings in the area, including an 18th century farmhouse and coaching inn, as well as a 17th century cottage. Today, Witherley has amusingly earned itself a celebrated reputation for being the host of an annual Scarecrow Festival, which is usually held in August - a three-day event that sees residents placing scarecrows in any open space, which attracts thousands of visitors for its duration.



VENDOR COMMENTS

Our journey with White Gate Farm started 16 years ago and I can honestly say it's been all we ever hoped for and more, providing the perfect home for all our family and caring for our love of animals. We have loved watching our family grow in this special property, with the perfect mix of beautiful countryside as well as being in an ideal location for the local town of Atherstone. As our family have grown and moved on, we now feel it's time to downsize but we will feel very sad to leave White Gate Farm behind.

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CLASSIC COUNTRY
FAMILY HOME
WITH OVER 27
ACRES OF LAND



TENURE

We have been advised that the property is FREEHOLD However, you should check this with your legal advisor before exchanging contracts.

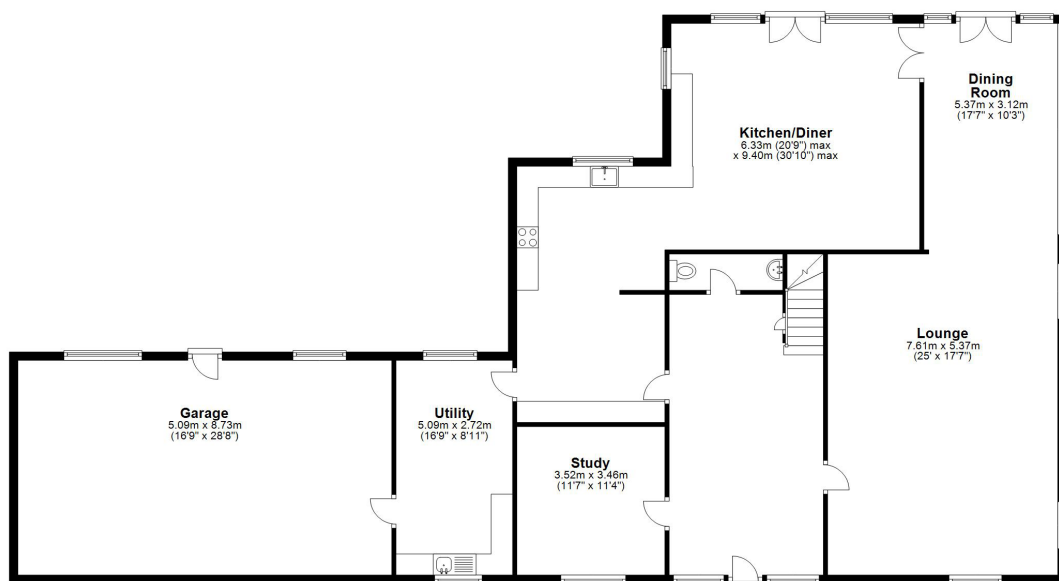
LOCAL AUTHORITY

Hinkley & Bosworth Borough Council - Council Tax Band E

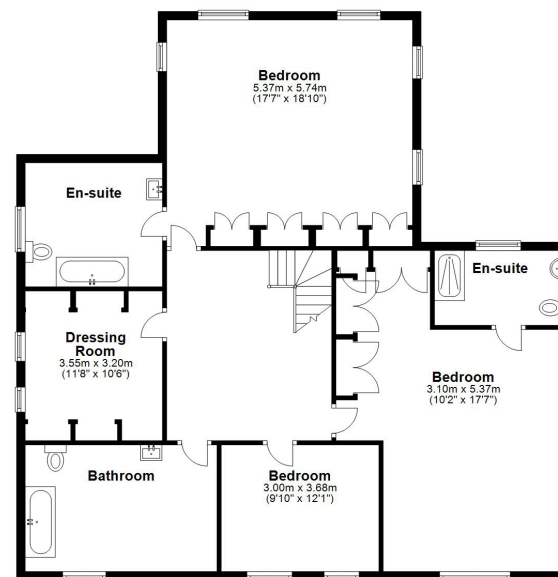


FLOOR PLAN: MAIN HOUSE

Ground Floor
Approx. 212.4 sq. metres (2285.8 sq. feet)

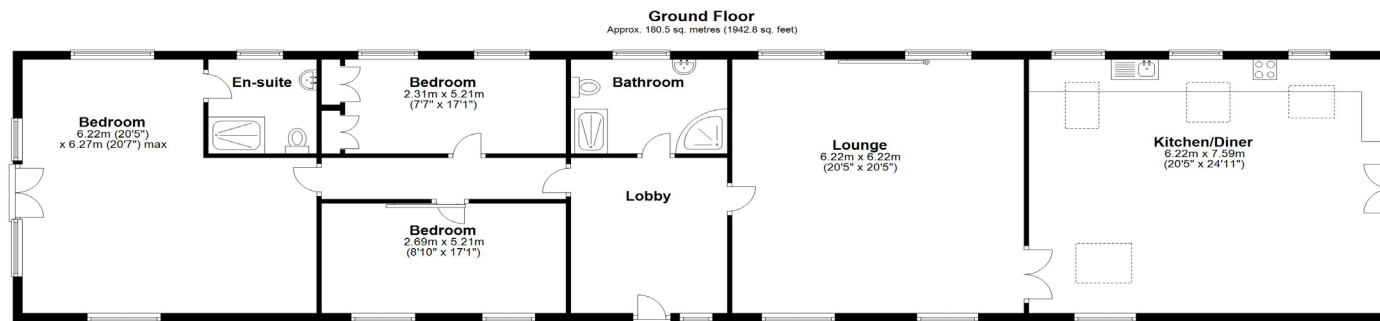


First Floor
Approx. 134.4 sq. metres (1446.8 sq. feet)

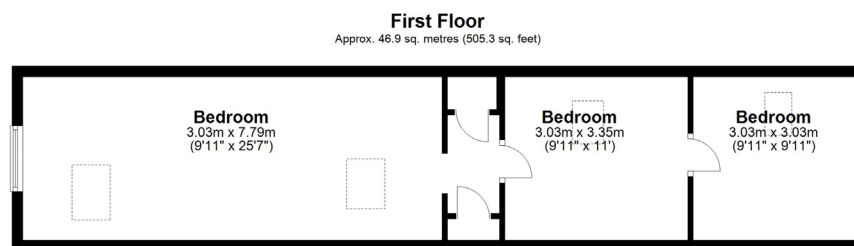
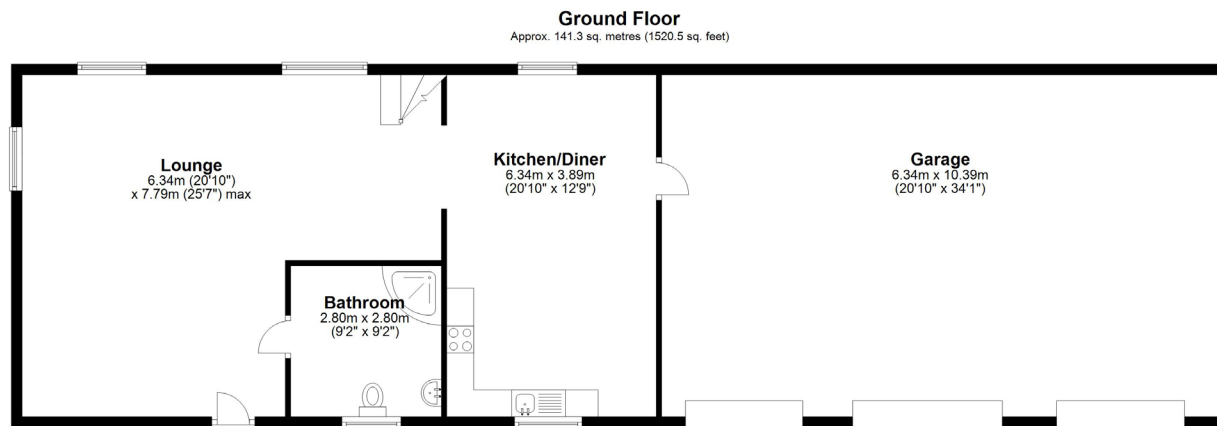


Total area: approx. 346.8 sq. metres (3732.6 sq. feet)

FLOOR PLAN: ANNEXE 1



FLOOR PLAN: ANNEXE 2



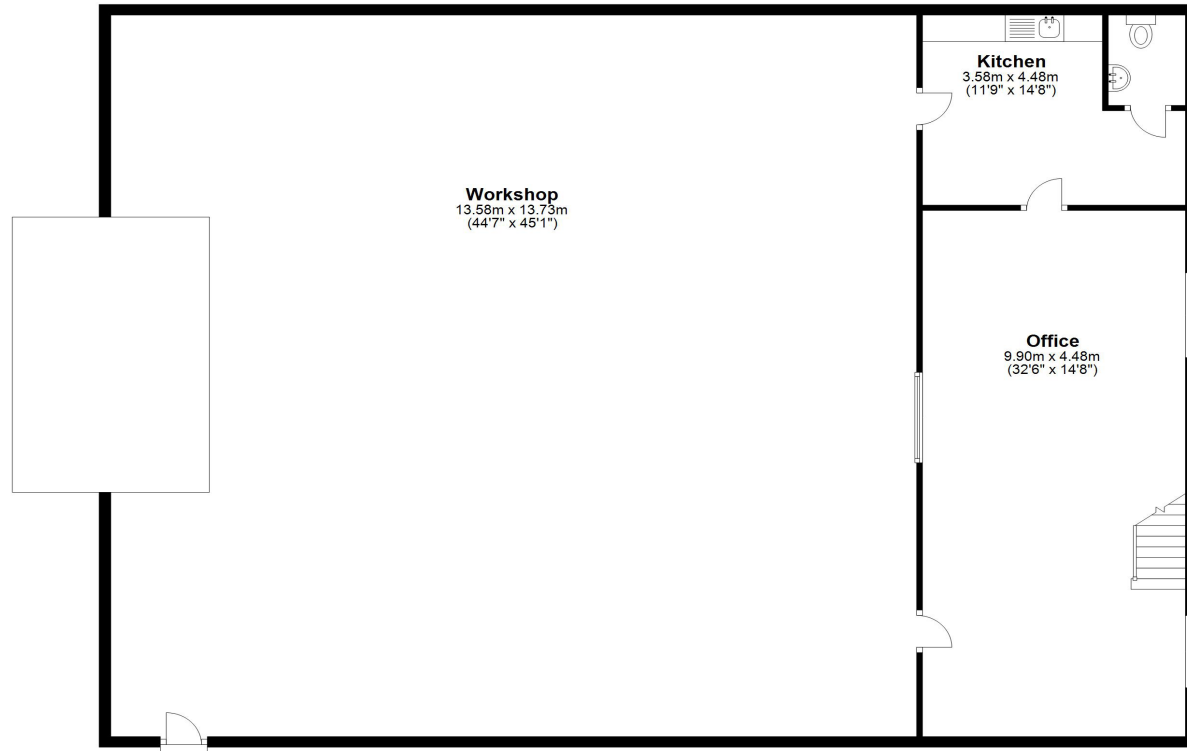
Total area: approx. 188.2 sq. metres (2025.8 sq. feet)



FLOOR PLAN: WOEKSHOP

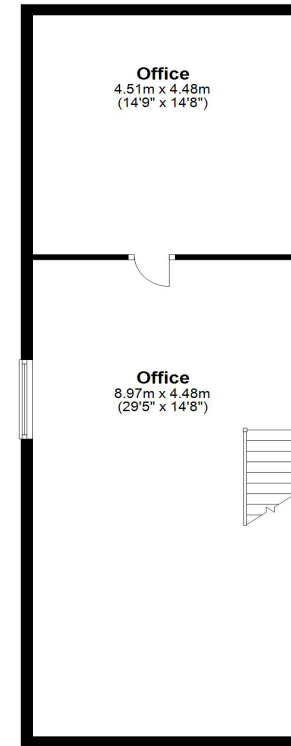
Ground Floor

Approx. 253.8 sq. metres (2731.8 sq. feet)

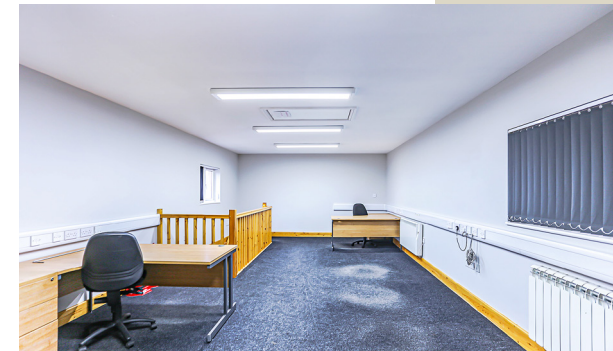


First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



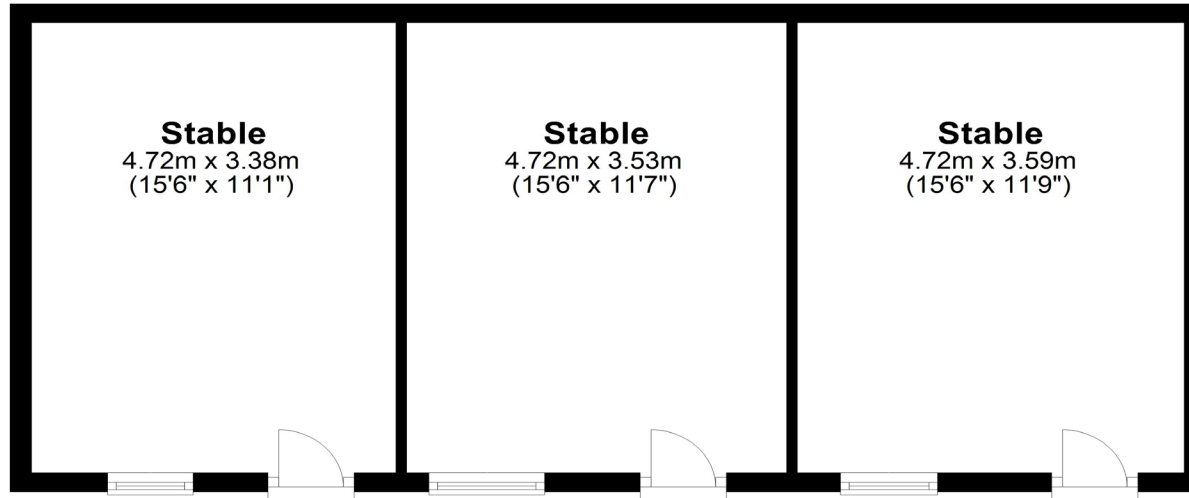
Total area: approx. 314.6 sq. metres (3386.7 sq. feet)



FLOOR PLAN: STABLES

Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



Total area: approx. 50.5 sq. metres (543.8 sq. feet)



SITE PLAN





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QUINTESSENTIALLY ENGLISH
SURROUNDINGS WITH FANTASTIC
PANARAMIC VIEWS

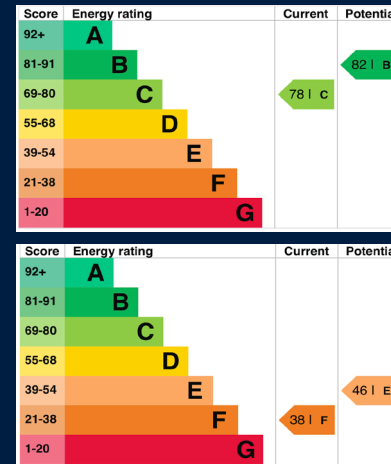


OVER 7,700
SQUARE
FEET



VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.