

East Lodge 163, The Park,
Market Bosworth,
CV13 0LP

Introducing East Lodge, The Park, Market Bosworth – a landmark Grade II listed residence where architectural heritage and contemporary luxury combine to exceptional effect.

Fox Country Properties is privileged to present this outstanding home, originally constructed in 1885 by Charles Tollemache Scott following his purchase of the Bosworth Estate from the Dixie dynasty. Built as the gate house serving The Park, East Lodge remains a distinctive and important part of the local architectural landscape.

The property retains many of the defining characteristics of Scott's architectural style, most notably its four prominent Dutch gables, creating an instantly recognisable silhouette and giving the house a wonderful sense of presence.

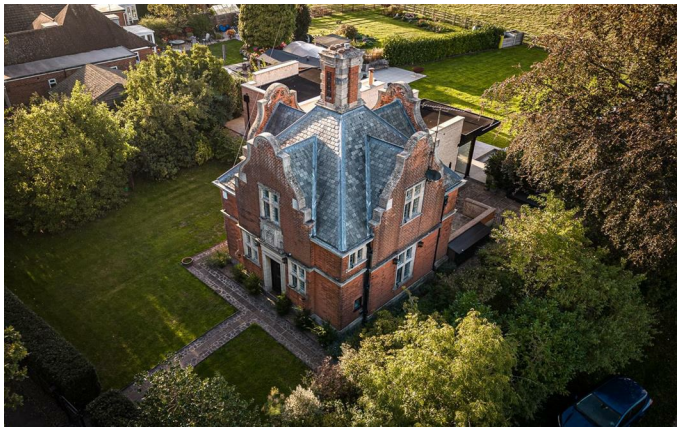
Now extensively and sympathetically reimagined by its current owners, East Lodge has undergone a significant programme of extension and comprehensive refurbishment. The result is a remarkable family home which respects its historic origins while embracing contemporary design and modern living.

Original architectural details, period character and traditional craftsmanship sit effortlessly alongside beautifully considered additions, generous proportions and expansive areas of glazing. The interiors are refined yet welcoming, with each space carefully designed to combine elegance and practicality, creating a natural flow for family life and entertaining.

There is a wonderful balance throughout the house – historic yet contemporary, impressive yet comfortable, distinctive yet entirely liveable.

East Lodge is more than a beautiful home; it is a property of genuine provenance and presence, offering a rare opportunity to own one of Market Bosworth's most distinctive residences, exquisitely adapted for modern living.







Location
Market Bosworth is a historic market town set amid the attractive countryside of west Leicestershire. Its traditional town centre offers a range of independent shops, cafés, pubs and everyday amenities, while nearby Market Bosworth Country Park, the Ashby Canal and Bosworth Battlefield provide plenty of opportunities to enjoy the outdoors. The town is well placed for road travel, with access to the A447 and the wider motorway network, including the M1 and M69. Bus services connect Market Bosworth with Leicester, Hinckley and Coalville, while mainline rail services are available from nearby Hinckley and Nuneaton.

Entrance Hallway
Upon entering East Lodge, within the original part of the house, the property's character and quality are immediately apparent, setting the tone for the accommodation beyond.

A striking Minton style tiled floor is complemented by rich timber mouldings and carefully considered period detailing, while a column-style radiator adds further character. A staircase rises elegantly to the first floor, completing a welcoming entrance hallway, there is also access to the cellar.

Snug / Sitting Room
A beautifully appointed and inviting room, the snug combines period character with a refined, understated finish.

Feature wall panelling provides a strong sense of depth and craftsmanship, complemented by an elegant fireplace which forms the natural focal point of the room. Windows with decorative leaded detailing, (with secondary glazing) are fitted with bespoke Tulip Hardwood shutters, adding both character and privacy.

These carefully considered details continue throughout the property, helping to create a cohesive sense of quality and architectural character across the principal reception spaces.

Impressive Open Plan Living / Dining Kitchen
Undoubtedly the heart of the home, this exceptional space is defined by its remarkable sense of scale, architectural quality and uninterrupted connection with the surrounding countryside.

Sympathetically extended using exposed Stamford stone, the room achieves a beautifully balanced relationship between the historic character of the original house and the clean lines of contemporary design. The use of natural materials gives the extension warmth and permanence, while expansive areas of glazing flood the space with light and perfectly frame the far-reaching rural views beyond.

Generous in both proportion and volume, the accommodation has been carefully arranged into distinct kitchen, dining and living areas, each flowing naturally into the next while retaining the openness and visual continuity of one impressive space.

At the centre, the dining area is crowned by a striking structurally glazed roof, drawing light deep into the room and forming an elegant architectural link between the kitchen and living areas. This feature reinforces the sense of openness and helps unify the three spaces, creating a wonderfully cohesive environment for both everyday living and entertaining.

The bespoke kitchen has been designed with the same attention to quality, incorporating sleek handleless cabinetry, Quartz work surfaces and a comprehensive range of high-specification appliances, with an electric AGA providing a strong focal point at its centre.

Positioned between the dining and living areas, a contemporary log burner is set within a slim column-style wall, creating a striking architectural feature while providing a natural and subtle division between the two spaces without interrupting their open-plan relationship.

Large opening doors reinforce the relationship between the interior and the gardens, allowing the landscape to become an integral part of the room and creating a seamless transition between inside and out.

Underfloor heating throughout, together with air conditioning to the kitchen and living areas, ensures year-round comfort without compromising the clean architectural finish.

The result is an exceptional living space: substantial yet inviting, contemporary yet respectful of its setting, and executed with a level of craftsmanship entirely in keeping with the quality of East Lodge.

Utility Area
The utility area is discreetly concealed behind fitted cabinetry and provides access to the ground floor shower room.

Ground Floor Bedroom
A versatile ground floor bedroom with dual-aspect windows featuring the same decorative leaded detailing and bespoke fitted shutters found elsewhere in the house. The room also benefits from fitted wardrobes and integrated desk space, making it equally well suited as a bedroom, guest room or home office.

Ground Floor Shower Room
Accessed from both the utility area and ground floor bedroom, the shower room is finished with full-height tiling and fitted with a Hansgrohe rainfall shower, wall-hung WC, wash basin and heated towel rail.

First Floor Landing

Bedroom
A beautifully appointed principal bedroom with dual-aspect windows allowing plenty of natural light. Built in storage, and a feature fireplace provides an elegant focal point and adds further character, creating a refined and inviting room in keeping with the period detailing found throughout East Lodge.

Bedroom
A well-appointed double bedroom with windows to the front aspect, allowing plenty of natural light. The room comfortably accommodates a double bed together with additional bedroom furniture.

Bedroom
Currently utilised as a dressing room, this versatile bedroom is fitted with an extensive range of hanging and storage space. A large window provides plenty of natural light, creating a bright and practical room that could easily be returned to bedroom use if required.

Family Bathroom
The family bathroom is finished with half-height wall tiling and a rear-facing window providing natural light. Fitted with a freestanding bath, separate shower enclosure with rainfall shower head, WC and bidet, the room combines traditional character with a clean, refined finish.

Outside
Externally, the property is set within approximately 0.5 acres of beautifully established grounds, enjoying a superb position surrounded by open countryside and far-reaching rural views.

The manicured rear garden has been thoughtfully landscaped to create a series of elegant outdoor spaces, with mature planting and carefully considered seating areas positioned to enjoy the changing light and surrounding landscape throughout the day.

A particularly impressive feature is the covered timber entertaining and BBQ area, which provides a wonderful setting for alfresco dining, summer gatherings and relaxed evenings overlooking the gardens.

The sense of space continues with an extensive driveway provides parking for approximately ten vehicles, together with a substantial three-car garage offering excellent garaging and storage.

Private, beautifully maintained and surrounded by open countryside, the grounds provide an exceptional setting and perfectly complement the scale, quality and character of the house.

Further benefits include an eleven camera cctv system.

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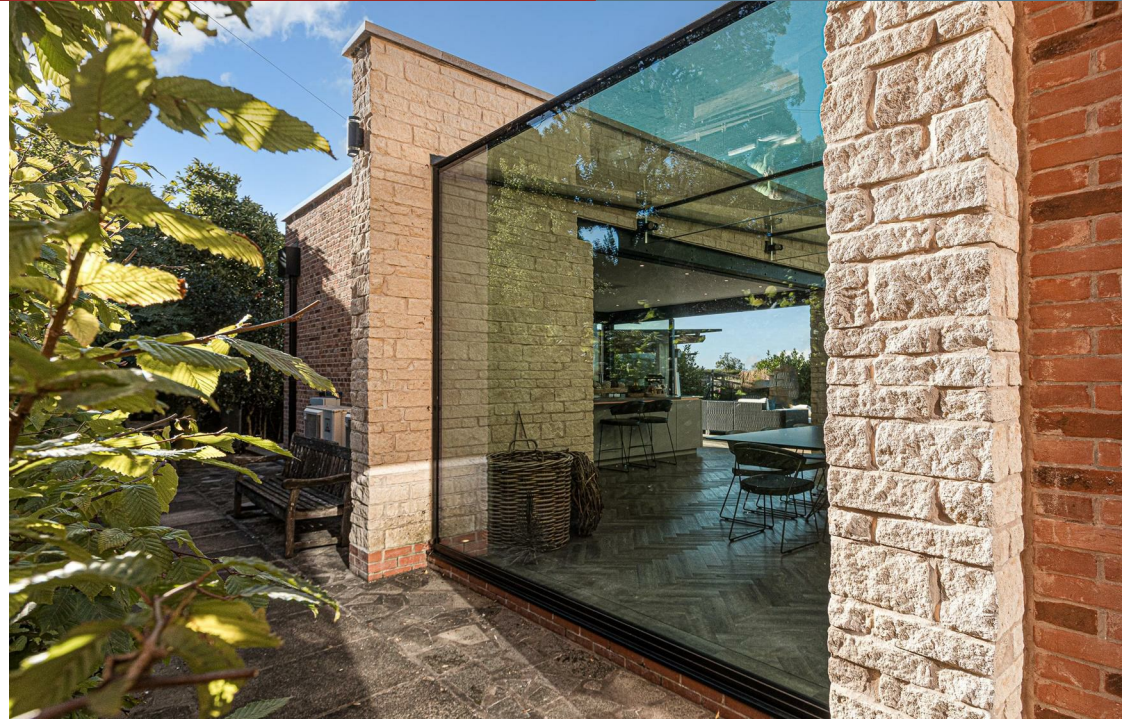



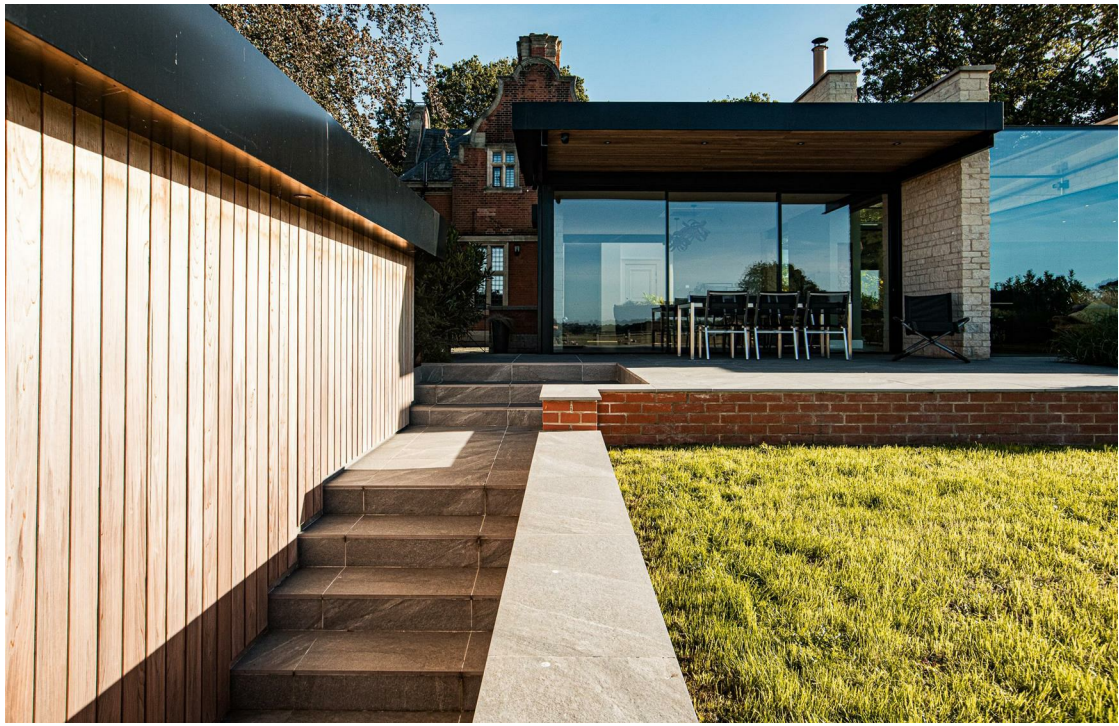



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