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your property experts



Bufton Lodge

Barton Road, Carlton

- Wonderful family home set on approximately 5 acres
- Exceptional equestrian facilities with high-quality stables
- Beautiful South-facing gardens and open countryside views
- Sympathetically extended and renovated main house
- Period living space with outlooks onto the gardens and grounds
- Three bedrooms, two bathrooms, and five reception rooms
- Four paddocks in excellent condition and a manège
- Located close to the historic town of Market Bosworth

General Description

Smiths Property Experts are favoured with instruction to market this period family home with exceptional equestrian facilities. Set on approximately 5 acres, the property features landscaped gardens and spectacular views of open countryside. It is located 1.5 miles from the historic Market Bosworth and all its amenities.

The current owners have completed extensive renovations to the property, its associated outbuildings, and land during their ownership. The result is a spacious family home in 'move-in' condition with South-facing mature gardens and first-class equestrian facilities.









The Main House

This generous and comfortable family home has accommodation on two floors. The current owner has completely renovated and sympathetically extended the property, which has oil-fired central heating and double glazing throughout.

Expect to find accommodation with beautiful period features. The floor area extends to over 3,000 square feet (including the cellar) with living accommodation centred around a South-facing outlook over private gardens, paddocks, and open countryside beyond.

In brief, expect to find five reception rooms, including a farmhouse-style kitchen/diner, a garden room, a sitting room, a dining room/study, and a magnificent formal living/dining room with a vaulted ceiling and Inglenook style feature fireplace with a wood-burning stove inset. There is a downstairs WC and a fantastic boot/tack room with a second WC.

Upstairs, the accommodation is flexible and centred around a landing with three large double bedrooms and a family bathroom. The principal bedroom suite has a large walk-through dressing room that would also make an excellent nursery or could potentially be split to create a fourth bedroom. The principal bedroom has a wonderful, vaulted ceiling and separate en-suite facilities.









Formal Gardens

Buften Lodge has wonderful formal gardens extending to approximately 0.5 acres. A granite-set cobbled private driveway with electrically operated gates has a covered carport and access to the main house and outbuildings/stables. Defined by mature hedgerows, the formal gardens are South-facing and surrounded by paddock land. Mature and central lawns are bordered by pretty and well-stocked borders and flower beds, with the addition of a high-quality timber summer house (with power) to the Western edge of the gardens.

Equine Facilities

In our opinion, it is rare to find such well-serviced and presented equestrian facilities in a residential setting. A collection of high-quality outbuildings, refurbished by the current owners to include new floors and roof coverings, are positioned opposite the front of the main house. The outbuildings provide approximately 1,484 square feet of floor space, with four large stables, a tractor store, a general store, and a workshop. There is also a substantial first-floor hayloft store.

Secondary vehicular access is to the rear of the outbuildings, which is ideal as a working yard with running water and power and a secondary stable. Behind the yard is a 40 x 25m manège.

The paddocks are in excellent condition, well-drained, and currently defined by post-and-rail fencing. Three paddocks, totalling approximately two and a half acres, are to the North and West of the site, and a further two-acre paddock is to the South.







The Location

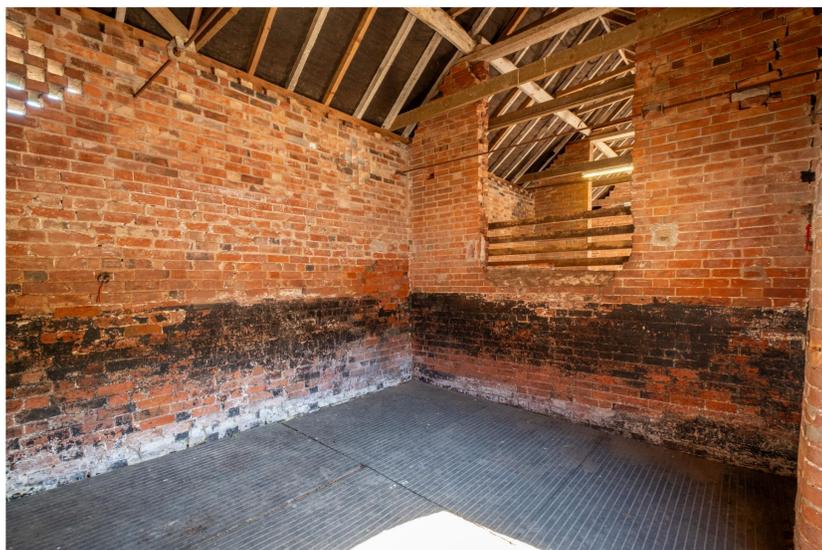
The property is located on the edge of the highly regarded village of Carlton, approximately 1.5 miles from Market Bosworth, and within easy walking distance of a well-reputed village pub. The surrounding countryside is stunning. Beautiful walks are available in all directions, and the area is excellent for hacking. Market Bosworth is a quaint and historic settlement in west Leicestershire. With a beautiful central square and a full range of amenities, this small town has a true community spirit. Locally, there is an excellent selection of primary and secondary schools. The town is conveniently located within easy reach of Leicester, Hinckley, Birmingham, and Coventry, with direct rail access to London via Nuneaton Station.

Distances

Market Bosworth 1.5 miles, Hinckley 8 miles, Leicester 14 miles, Birmingham 29 miles, and Nottingham 43 miles.

The Dixie Grammar School 1.8 miles, Twycross House School 6 miles, Repton School 17 miles, and Loughborough Endowed Schools 13 miles.

Nuneaton to London St Pancras via rail from 58 minutes, East Midlands Airport 15 miles, and Birmingham Airport 26 miles (distances and timings are approximate).









TOTAL FLOOR AREA : 4851 sq.ft. (450.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Hinckley & Bosworth Borough Council.

Agents Note

Please note that part of the paddock land is subject to a reasonable overage clause. Further information is available upon request from our offices.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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