



Learoyd, 154 Shilton Road,  
Barwell,  
Leics, LE9 8BN









£750,000

### GENERAL

'Learoyd' is a house of considerable character on an exceptional plot, extending to approximately 0.37 acres with beautiful gardens and south facing views. The house is believed to date from the 1930's and has been substantially upgraded and improved over the years by the present owners. On the ground floor there is a beautiful, light sitting room, dining room, living kitchen and games room together with indoor swimming pool. On the first floor there are five bedrooms, bathroom and separate w.c.

It should be noted that there are solar panels which generate significant savings (more details can be provided on request).

'Learoyd' has been in the hands of the present owners for the last 40 years during which time, it has been a much loved family home. However, some works to modernise the house are now required.

### LOCATION

Located on the outskirts of the village. Barwell is a thriving village with an excellent range of amenities and shops to include two churches, public houses, shops, restaurants, schools, doctors surgeries etc. There is easy access to the major road networks via the A47, A5 and M69 and the town of Hinckley where there are fast train services to Birmingham and Leicester.

### THE HOUSE

The accommodation is arranged as follows. Front door with leaded light opening into an entrance porch.

### ENTRANCE PORCH

With an inner door to the reception hall.





## RECEPTION HALL

A magnificent introduction to the house. There is a balustrade staircase rising to the first floor, understairs storage cupboard and cloaks cupboard. Central heating radiator.

## CLOAKROOM

Low flush lavatory and wash hand basin.

## SITTING ROOM

26'10" x 15'5" red to 12'

An impressive and elegant room with sliding patio doors opening onto the terrace. The focal point is the period mahogany fireplace with tiled inset, which presently houses a gas fire. There is cornicing to the ceiling, a display alcove and dado rail. Central heating radiator.

## DINING ROOM

15'6" x 11'5"

The principal feature of the dining room is the elegant Victorian fireplace. There are sliding patio doors opening onto the terrace and cornicing to the ceiling. Central heating radiator.

## LIVING KITCHEN

27'5" x 9'6"

The kitchen area is fitted with a comprehensive range of oak fronted base and wall units with integrated appliances including a double oven, four ring gas hob, dishwasher and fridge freezer. An archway from the dining kitchen leads to the dining area. Patio doors open from the dining area into the Pool Room.

## GAMES ROOM/UTILITY

18'9" x 16'

There is a pool table to be included in the sale. There are counter tops under which there is plumbing for a washing machine. Door to the pool complex.

## SECOND CLOAKROOM

With low flush lavatory and wash hand basin.

## POOL COMPLEX

34'1" x 34'

The Pool Complex is a fantastic entertaining area with sliding patio doors opening onto the garden terrace. The heated swimming pool is 27'10" x 13'8". There is also a jacuzzi (not in working order) and a changing room with shower and sauna.

Steps lead down to a lower level, pine ceiling and roof lights.

It should be noted that some work is now required to upgrade the pool complex and repair some of the fittings.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

Opening off the landing are the bedrooms.

## BEDROOM ONE

14'9" x 14'5"

A beautiful light room with superb views over the garden and countryside beyond. There is a generous range of fitted wardrobes with a sink discreetly positioned in one of the wardrobes. Cornicing to ceiling, ceiling rose and central heating radiator.

## BEDROOM TWO

13'5" x 12'

Cornicing to ceiling, ceiling rose. Central heating radiator.

## BEDROOM THREE

15'6" into bay x 11'6"

With country views, wash hand basin set in vanity unit, cornicing to ceiling and central heating radiator.

## BEDROOM FOUR

13' x 9'6"

With fitted wardrobes, wash hand basin set in vanity unit. Central heating radiator.

## BEDROOM FIVE

10' x 8'8"

Double wardrobe. Central heating radiator.

## BATHROOM

Suite comprising a corner bath with mixer tap, low flush lavatory, wash hand basin. Radiator.

## SEPARATE WC

Low flush lavatory.

## OUTSIDE

The house is well screened from the road with electric wrought iron gates opening onto an extensive parking area.

## DOUBLE GARAGE

19'3" x 16'6"

With electric up and over door.

## THE GARDENS

The gardens are a wonderful feature of the property. Immediately adjoining the house there is a large raised terrace, with access to the swimming pool, a perfect spot for outdoor dining and entertaining. There are sweeping lawns, an ornamental pond and summer house.

## COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band F.

















Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.  
Made with Metropix ©2024



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk