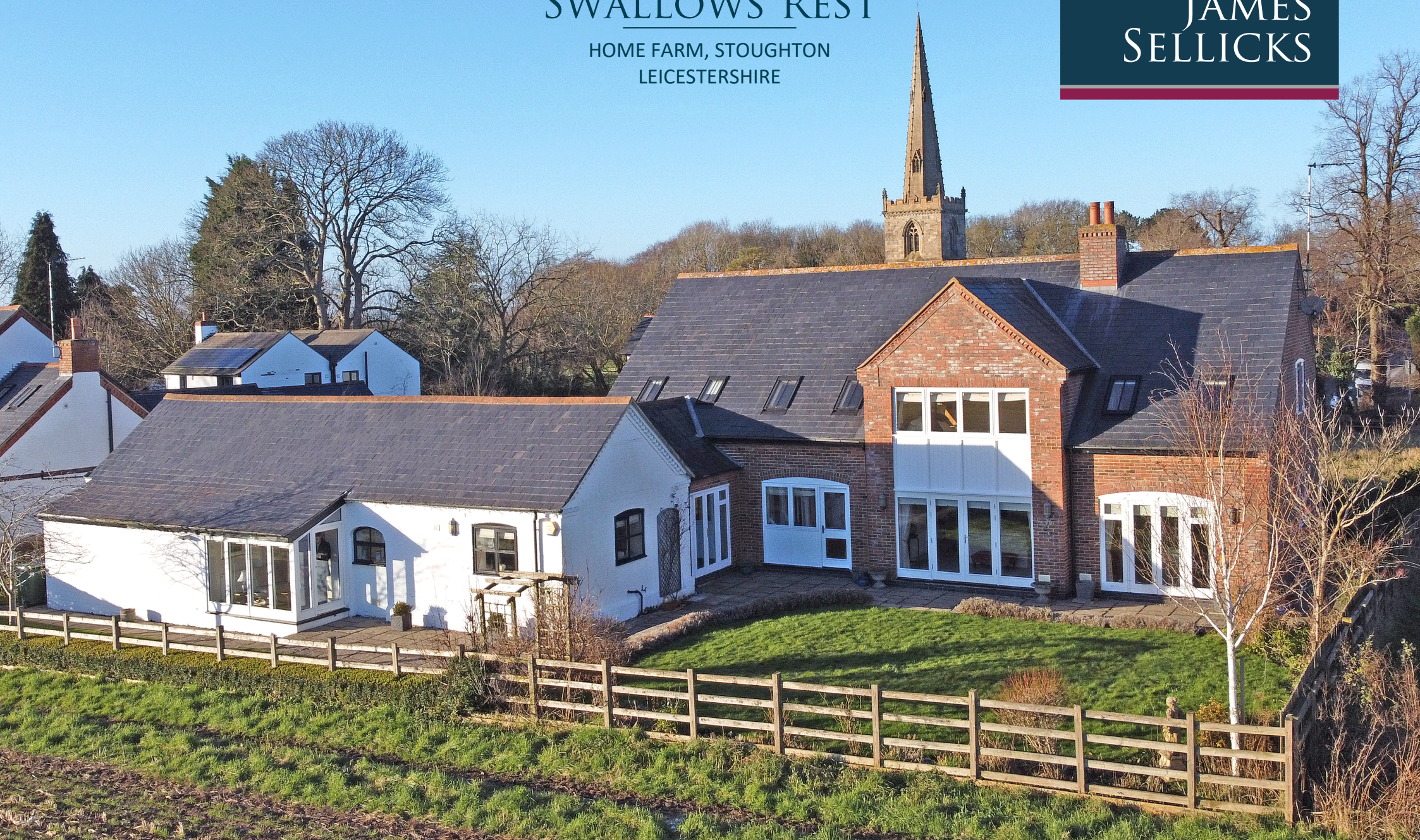


SWALLOWS REST

HOME FARM, STOUGHTON
LEICESTERSHIRE

JAMES
SELICKS







Swallows Rest, 2 Home Farm, Gaulby Lane, Stoughton, Leicestershire LE2 2FL

Nestled in a quiet backwater and within the village Conservation Area; Swallows Rest is a beautiful four bedroom family home consisting of a barn conversion and a substantial modern extension with panoramic field views to the rear and pretty views of St. Mary and All Saints Church to the front in the sought after south east Leicestershire village of Stoughton.

Beautiful wooden internal doors & wooden double-glazed windows • entrance hall, reception hall opening into the sitting room • formal dining room leading to a superb open plan dining kitchen with island • utility, study & snug • ground floor bedroom & bathroom • three first floor bedrooms • two en-suites & family bathroom • attached double garage • panoramic field views • sought after village location • EPC - C

Location

Stoughton is a conveniently located village, lying approximately four miles south east of Leicester, close to some of the County's finest countryside, yet within easy travelling distance of neighbourhood shopping, local amenities and the professional quarters in Leicester city centre, together with the popular market towns of Oakham and Market Harborough to the south and east.

Accommodation

Swallows Rest is entered via a wooden front door with glass windows to either side into an entrance hall with wooden flooring, a radiator with cover and doors off to the dining room, sitting room, fourth bedroom and bathroom. Behind double doors is a cloaks storage cupboard and a wine storage area.

From the entrance hall double glass doors lead to the reception hall which is an open plan area with stairs rising to the first floor, a door to the garden, a bespoke storage cupboard and a radiator with cover. This is open to the sitting room which has a feature gas fireplace with exposed brick hearth and surround. This room is lovely and bright by virtue of large windows overlooking the village to the front and large patio doors to the rear giving access to the garden. A study with an integrated desk area has a window overlooking the village to the front and further windows to the side and the sitting room. The snug has a window to side, French doors to the garden, an exposed fireplace with gas fire inset and a bespoke storage cupboard.

The fourth bedroom has a window to the side and is close to the ground floor bathroom, ideal for a dependant relative/teenager/guest. The bathroom has a three-piece suite comprising a WC, corner shower enclosure and wash hand basin with mirror above. There is an obscured glazed window to the side, a chrome heated towel rail and tiled flooring.

The formal dining room has a built-in double display cabinet, space for a large dining table, a window to the front and French doors to the rear garden. Double doors give access to the dining kitchen which has a beautiful, vaulted ceiling with an exposed wooden beam and boasts a good range of eye and base level units and drawers with black quartz worktop. Integrated appliances include a fridge freezer, Neff double oven, Neff five ring gas hob with a stainless-steel extractor fan above, a Liebherr wine fridge. A central island provides a breakfast bar area, an integrated dishwasher, and a double sink with drainer unit. There is tiled flooring throughout and four windows, three with views of the garden.





Just off the kitchen is an informal dining/living area overlooking the garden and field beyond. A separate utility room with tiled flooring and a stainless-steel sink with drainer unit provides space and plumbing for a washing machine and tumble dryer. There is a door giving access to the front.

Stairs rise from the reception hall to a large open landing with windows overlooking the rolling field views beyond. The master bedroom is of a good size and boasts large windows enjoying the field views. This opens into a walk-in wardrobe area with ample wardrobes, hanging space, drawers and a dressing area. The master en-suite benefits from "his and hers" Noken Porcelanosa sinks set into stonework surfaces with storage beneath and mirrors above, a bidet, WC, corner shower enclosure, bath, heated chrome towel rail, half tiled walls, tiled flooring and windows to side and views beyond.

The second bedroom has plenty of space for wardrobes, windows to the side and field views to the rear. It benefits from an en-suite with white tiled flooring, half tiled walls, a corner shower enclosure, sink, heated chrome towel rail, WC and a cupboard housing the hot water cylinder. Bedroom three has views across the village and wardrobe space. Completing the accommodation is the family bathroom, with tiled flooring, half tiled walls, a corner shower enclosure, separate bath, WC, sink with mirror over, chrome heated towel rail and views of St. Mary and All Saints Church to the front.

Outside

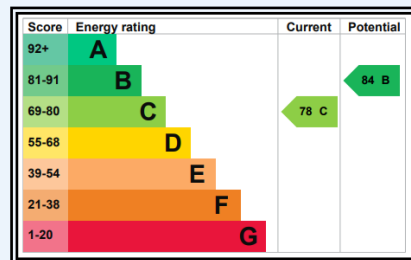
To the front is a driveway providing car standing for approximately four vehicles, a shrub area and part lawned garden with tree. The attached double garage has an electric roller door, a personnel door to the side, power and light and houses the boiler. To the rear is a flagstone entertaining terrace and a raised lawn with bedding areas. The garden enjoys a south-easterly aspect, and beyond the garden are rolling countryside and field views.



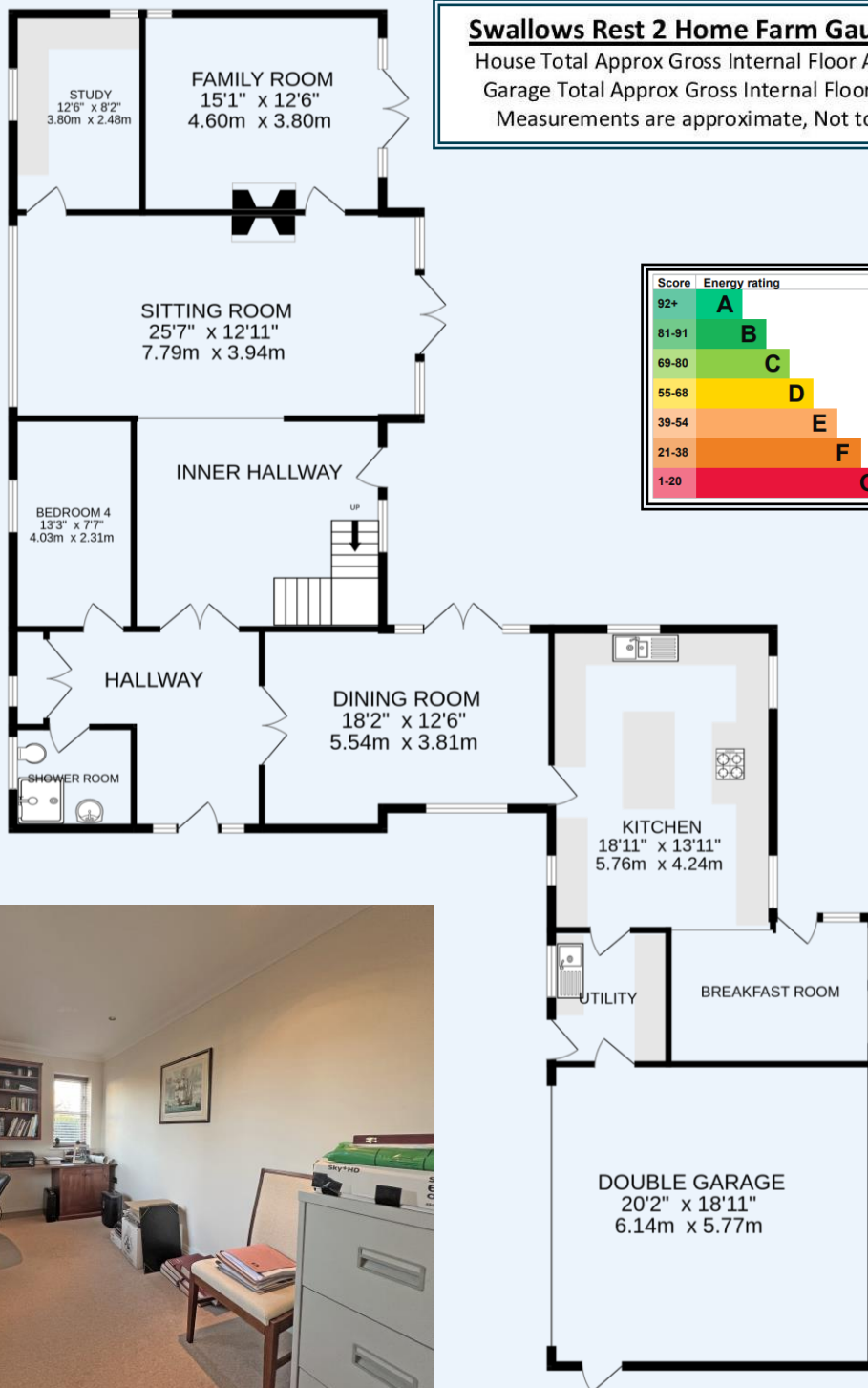


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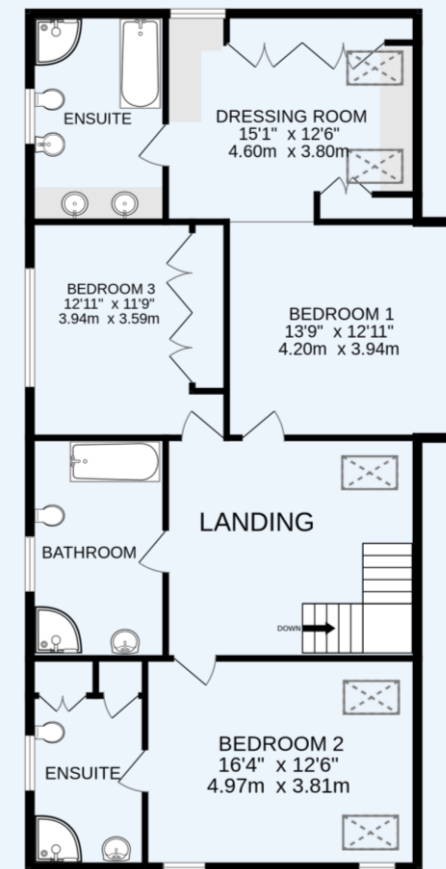
House Total Approx Gross Internal Floor Area = 276.68 sq/m – 2978.15 sq/ft
 Garage Total Approx Gross Internal Floor Area = 35.42 sq/m – 381.25 sq/ft
 Measurements are approximate, Not to scale, Illustrative purposes only.



Ground floor



First floor



Location

Stoughton is a rural village, conveniently located approximately four miles south east of Leicester, flanked by some of Leicestershire's most attractive rolling countryside, yet within easy travelling distance of neighbourhood shopping, local amenities within nearby Oadby with an abundance of shopping, sporting and social activities and the regarded Gartree and Beauchamp colleges. Leicester city centre with its professional quarters and mainline railway station, together with the popular market towns of Oakham and Market Harborough are easily accessible to the south and east.

Tenure: Freehold

Local Authority: Harborough District Council, Tax Band: G

Satnav Information

The property's postcode is LE2 2FL, and house number 2.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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