

# JAMES SELICKS

## BELGRAVE HOUSE

40 CHURCH ROAD  
BELGRAVE, LEICESTER LE4 5PE

GUIDE PRICE £895,000





Located within the Belgrave Hall conservation area on a quiet road backing onto Belgrave Meadows with the River Soar behind, this elegant and imposing, Grade II Listed Georgian home boasts beautiful accommodation over four floors retaining a wealth of original features including ceiling coving and roses, picture rails and fireplaces, with four reception rooms, a superb kitchen and orangery, eight bedrooms, a further upstairs kitchen and four bathrooms.

Reception hall • cellar • drawing room • sitting room • dining room • snug • dining kitchen • orangery • utility • two cloakrooms • four first floor bedrooms • two en-suites • shower room • second floor sitting room • kitchen • four further bedrooms • bathroom • in-and-out driveway • professionally landscaped gardens

#### Location

Although Church Lane lies within the popular area of Belgrave, just north of Leicester city centre with its professional quarters, universities, hospitals, bustling shopping facilities and mainline rail access to London St Pancras in little over an hour, the property itself is quietly situated within Belgrave Gardens, reputedly planted by John Ellis in 1860, beautifully laid out with a variety of shrubs, climbers and magnificent yew trees, an idyllic setting.

#### Accommodation

The property is entered via an original front door with ornate surround and intricate glazing, leading into a magnificent reception hall with original flagstone flooring, ornate ceiling coving, dado and picture rails, housing the return staircase to the first floor and providing access to the useful cellar. The drawing room has two windows, picture rail, wall panelling, a feature marble fireplace with granite hearth and a cast iron inset log burner and storage cupboards with granite tops. The sitting room has two sash windows to the front, picture rail, panelled walls and oak flooring. The dining kitchen is simply stunning, bathed in light via three sash windows set within a bay and original sash windows to the rear. There is an excellent range of handmade, solid wood eye and base level units and drawers, ample granite preparation surfaces, a Rangemaster oven set within a chimneybreast with granite splashback and an island unit with a granite preparation surface, an oak breakfast bar and twin undermounted sinks, a built-in dishwasher, part panelled walls and wood flooring. A utility room with a windows to the side and rear provides a Belfast sink with granite worktops, plumbing for an automatic washing machine and tumble dryer and access to a useful further store room. A cosy snug with sash shuttered windows to the rear has a feature fireplace. The fantastic dining room has French doors set within leaded bay windows to the rear, built-in cupboards, a feature fireplace with cast iron log burner and granite hearth, Parquet style wooden flooring, a door to the wood store and in turn, the rear courtyard. The beautiful orangery is light and bright, with a vaulted lantern style ceiling, three sash windows to the side, polished tiled flooring, French doors and windows to the garden. There are two cloakrooms, a boiler room and a side entrance with original Minton tiled flooring.

The first floor galleried landing provides loft access and has a shuttered, arched window to the side enjoying park views. The spacious master bedroom boasts three sash windows in a bay to the rear with park views, picture rail, an original feature fireplace and an en-suite with a window to the rear, a marble vanity unit with inset circular wash hand basins, cupboards and drawers beneath and a mirror above, a bath with marble surround, cupboards and shelving, a low flush WC and Amtico flooring. Bedroom two has two sash windows to the front, picture rail, built-in wardrobes and cupboard, an original feature fireplace and an en-suite shower room with a window to the front, wash hand basin with cupboard beneath, marble vanity unit and mirror over, a double shower cubicle and a low flush WC. Bedroom three has two sash windows to the front, picture rail, an original cast iron feature fireplace and built-in wardrobes. Bedroom four has a sash window to the side, built-in wardrobes, a matching dressing table and an original feature fireplace. A rear landing houses the staircase to the second floor and gives access to the main house via a beautiful original door. Stairs access the first floor bathroom, cloakroom and further shower room.











To the second floor is a sitting room with two sash windows to the front, a feature marble fireplace with cast iron surround, picture rail and a cupboard. A kitchen with a sash window to the front offers a range of eye and base level units, drawers, work surfaces, sink and drainer unit, four-ring stainless steel hob and oven, plumbing for washing machine and dishwasher and a Worcester combination boiler. Bedroom five has a fireplace, picture rail and three sash windows in a bay to the rear overlooking the park. Bedroom six has original solid wood windows to the front, a cast iron fireplace and picture rail. Bedroom seven has a sash window to the rear. Bedroom eight has a sash window to the rear, a marble and cast iron fireplace and built-in wardrobes. The bathroom has two side windows, a tiled bath with glass shower door, rainforest and personal showers, a low flush WC, pedestal wash hand basin, fully tiled walls and flooring.

### Outside

The property is approached via an in-and-out gravelled driveway set behind wrought iron fencing and gates. The neat, landscaped front garden is lawned with topiary hedging. Gated side access leads to professionally landscaped rear gardens with a patio entertaining area, a shaped lawn, mature borders and a gate leading to Belgrave Meadows.

**Tenure:** Freehold, Believed to be Standard Construction.

**Local Authority:** Leicester City Council, **Tax Band:** G

**Conservation Area:** Belgrave Hall, **Listed Status:** Grade II

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 160mbps

**Wayleaves, Rights of Way & Covenants:** Cannot be used as a Public House.

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility & Planning issues:** None our Clients are Aware of.









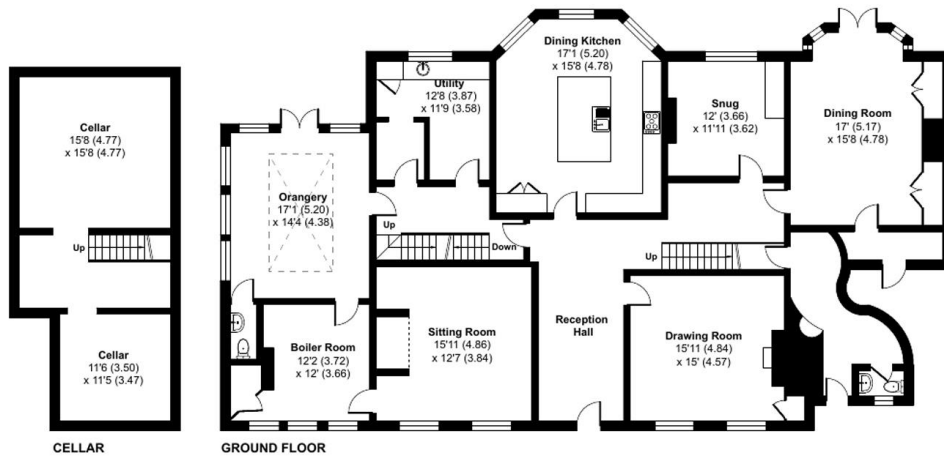
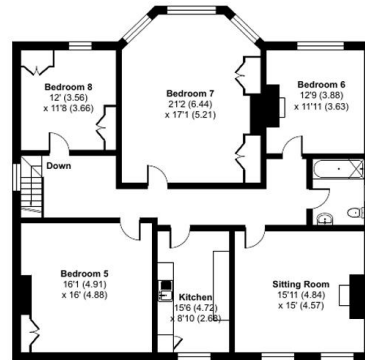




# Church Road, Belgrave, Leicester, LE4

Approximate Area = 6530 sq ft / 606.6 sq m

For identification only - Not to scale





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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.

