

The Old Post Office, 1 Brook Street, Walcote, LE17 4JR



Offers Over £395,000

The Old Post Office is a beautiful example of a timber framed, thatched roof cottage, located in Walcote village which lies within easy reach of Lutterworth town's vast range of amenities & access to the M1 motorway network. Its three story accommodation retains a vast array of period features, most notably its stunning exposed timber framework and beams. It comprises hallway, lounge, dining room, breakfast kitchen with wood burning stove, four bedrooms & bathroom. Outside is a pretty rear garden and a storage garage. No upward chain.

Service without compromise

Hallway



Enter via a wooden front door into this warm and welcoming hall having exposed ceiling timber beams, engineered oak flooring, dual aspect windows and an under stairs storage cupboard.

Lounge 42'7" x 16'4" plus inglenook fireplace x 42'7" x 6'6" (13'5" plus inglenook fireplace x 13'2")



This cosy lounge has exposed timber ceiling beams, a box bay window & window to the side aspect. The feature brick inglenook fireplace houses an open fire.

Dining Room 17'5" x 8'4" max to fireplace (5.31m x 2.54m max to fireplace)



The perfect space to entertain friends and family. This stunning dining room has exposed timber ceiling beams, dual aspect windows and a brick feature fireplace.

Breakfast Kitchen 24'7" x 8'8" (7.49m x 2.64m)



The breakfast kitchen is the heart of the home and is fitted with a wide range of wall & base cabinets with complimenting work surfaces, composite sink unit, oven, hob and extractor hood, integral fridge-freezer & dishwasher and also space for a washing machine. There is a breakfast bar, feature brick fireplace housing a wood burning stove and exposed timber ceiling beams. The back door gives access to the outside and a set of French doors open into the garden.

Breakfast kitchen Photo Two

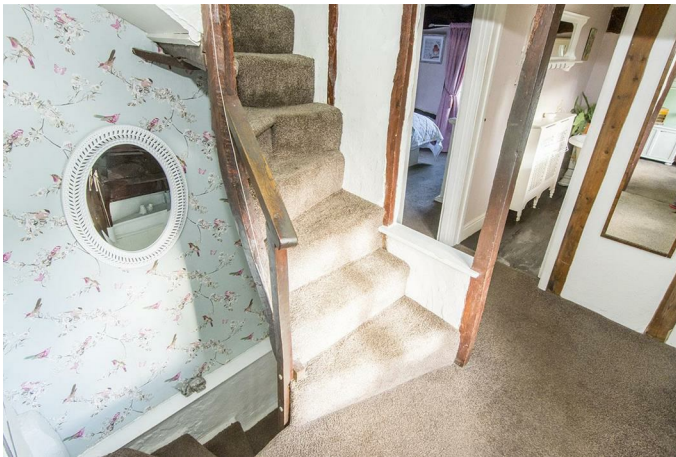


Bedroom One 12'6" x 11'1" (3.81m x 3.38m)



A double bedroom with a window to the front aspect, built-in wardrobes and exposed timber ceiling beams.

First Floor Landing



Giving access to the first floor bedrooms and bathroom. Stairs rise to the second floor bedrooms.

Bedroom Two 17'7" x 12'3" (5.36m x 3.73m)



A double bedroom with dual aspect windows, and exposed timber ceiling beams.

Bathroom 9'3" x 5'11" (2.82m x 1.80m)



Fitted with a standalone roll top bath with shower attachment mixer taps, pedestal hand wash basin, low flush WC, exposed timber beams and stripped floorboards.

Bedroom Three 12'1" x 10'2" (3.68m x 3.10m)



This pretty single bedroom has a window to the front aspect and exposed timber ceiling beams.

Bedroom Four 10'5" x 8'5" with sloping ceiling (3.18m x 2.57m with sloping ceiling)



This lovely single bedroom has a window overlooking the garden and has exposed timber ceiling beams.

Garage/Storage

With power and light connected there is a set of timber double doors to the front and the rear.

Garden



The pretty cottage style garden is mainly laid to lawn with a gravelled seating area and well stocked plant and shrub borders.



Garden Photo Two



Views to the front



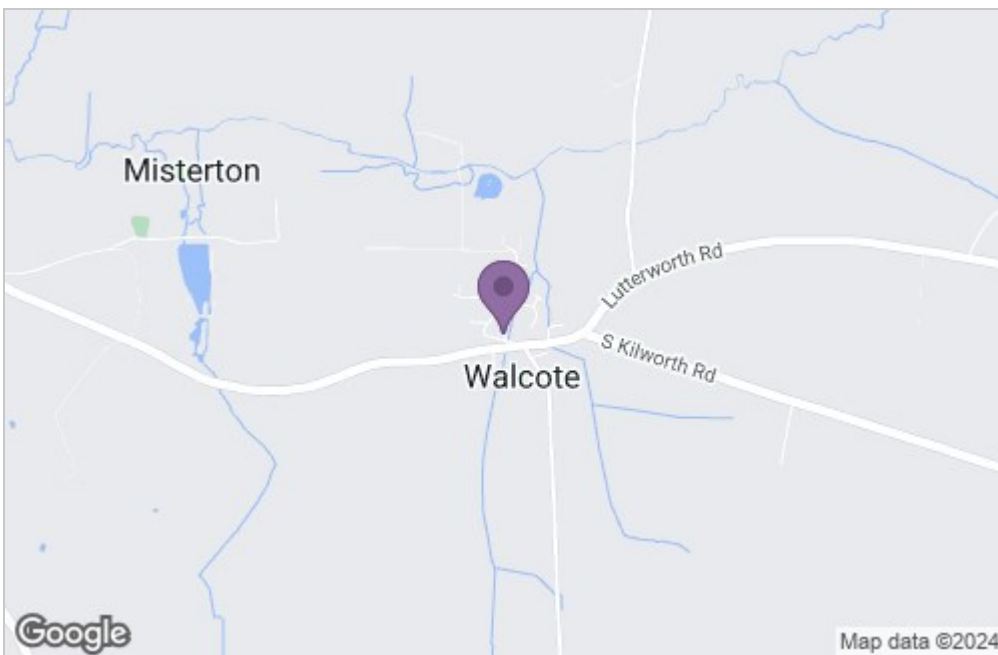
Location

Walcote is the ideal village in which to live in for the commuter. With the M1, M6, M69 motorway networks and A5 Trunk road linking North and South just a short drive away and train stations at Rugby and Market Harborough just a 20 minute drive away, accessing the whole of the UK is easy from this wonderful village making it ideal for commuters. The village also has a local pub, a Co-Op store, petrol station and excellent walks, including the WWI remembrance walk, just a short distance away on foot.

Floor Plan



Area Map



Energy Efficiency Graph

Service without compromise