



Swepstone Road

Measham

Offers Over £450,000



Swepstone Road

Measham

Offers Over £450,000



External and Approach

This unique property is set within a 700 acre National Forest site within the Measham Hall boundaries. With a large gravel driveway to the front of the property, comfortably fitting six cars, this house also has a log cabin included and situated at the front of the house. This would be ideal for a small business venture or office space. As you enter this property through the double glass doors framed by the attractive timber porch you come into a large and spacious hallway.

Entrance Hall

17'0" x 12'10" (5.2 x 3.93)

A beautifully designed area of the property, welcoming everyone into the home. This is part of the original building and has been renovated to an exceptional standard with tiled flooring in neutral tones leading through into the open plan kitchen area. There is also a bespoke wooden staircase which curves up to the first floor. There is also plenty of storage built in.

Drawing Room/Snug

Taking up the width of the original building. This is a beautiful room with reclaimed wood to the walls in a panelling affect. There is a fully working fireplace and is a bright room with windows to the front and rear. Decorated in the tone of National Trust Green.

Living Room

15'1" x 12'0" (4.6 x 3.67)

Located at the front of the property with glass double doors leading out over the driveway and stunning views. This room has hardwood flooring and has been decorated in white with a pendant light fitting.

Cloakroom

5'1" x 4'11" (1.56 x 1.5)

Large downstairs cloakroom with spotlights to the ceiling and extractor fan. You will note a freestanding pedestal basin with mixer tap and WC with dual flush. Special features of this room would be the wooden panelling to the wall which is using reclaimed wood from the Estate.

Kitchen Diner Family Room

24'7" x 17'5" (7.51 x 5.32)

A stunning space with bi-folding doors looking out over the

garden. This is a large space flowing in from the hallway with the same tiled floor, brick affect walls and spotlights to the ceiling. This room has plenty of space as demonstrated by the six seater dining table and sofa. This area of the house also enjoys plenty of natural light whether it be from the bi-fold doors, Velux windows or side window.

Boasting a high-quality kitchen in Royal Blue with hard wood worktops, island housing a stainless steel sink and integrated dishwasher.

You will see that this flows around into a utility space which houses plumbing for a washing machine and dryer and plenty of additional storage. In the kitchen; there is also an integrated fridge and freezer, microwave and oven.

Bedroom One

16'8" x 10'11" (5.09 x 3.35)

Taking up the width of the property, this is a fantastic room with a Velux window to either side along with leaning eaves and spotlights to ceiling. Decorated in white with soft neutral carpets this room has exposed brickwork from the original fireplace chimney with a heavy pine door, leading through to beautifully designed ensuite shower room

Ensuite

7'9" x 6'0" (2.38 x 1.84)

This space also has a Velux window taking in the views over the countryside. There is a freestanding dual flush WC, a double shower cubicle and pedestal sink. To the floor you'll find attractive grey, granite affect tiles which have also been used around the shower cubicle and the splashback's behind the basin. There is an extractor fan, ceiling spotlights and chrome heated towel rail.

Bedroom Two

10'11" x 6'7" (3.35 x 2.02)

Located at the rear of the property with two Velux windows optimising the natural light. This room has also has been fitted with stylish spotlights and decorated in white with a soft neutral carpet. All rooms have radiators with their own individual thermostat and chrome light fittings

Bedroom Three

10'10" x 8'7" (3.32 x 2.64)

Located at the front of the property. This room mirrors that of

bedroom number three with Velux windows looking out to the front of the property and spotlights to the ceiling. This room has also been decorated in white with neutral carpets and is it comfortable double bedroom.

Family Bathroom

8'3" x 7'9" (2.52 x 2.38)

Located at the front of the property. This is a beautifully stylish and well designed bathroom with the same tiles on the floor used in the ensuite along with stunning feature mosaic tiles. These mosaic tiles are used behind the vanity unit, the basin with chrome mixer tap and around the bath. You'll also find a chrome heated towel rail and WC with dual flush.

Stairs and Landing

Bespoke pine wraparound staircase leading up to the first floor with a Velux window looking out over the fields at the rear of the property. This is a bright and open landing space with spotlights to the ceiling and access into the loft space. There is a quiet nook with a Velux window allowing additional space for reading or even a desk.

Garden

North facing garden which is very private and peaceful which is accessed via the rear gate or through the

bi-folding kitchen doors. Plenty of lawn space and raised flower beds. Special feature of this garden would be the brickwork that has been added to make pathways as well as patio area for dining and socialising. These bricks were reclaimed from the original building, there is also a large shed which houses the oil tank. To the left of the garden you do have a gate which allows access round to the side of the properties.

Local Authority and Council Tax Band

North West Leicestershire District Council
Band A

Postcode for Sat Navs

DE12 7HF

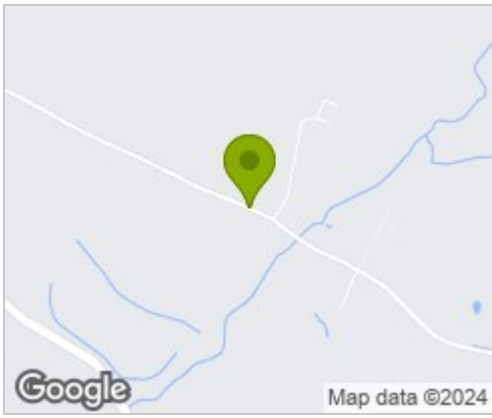
Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to Sell?

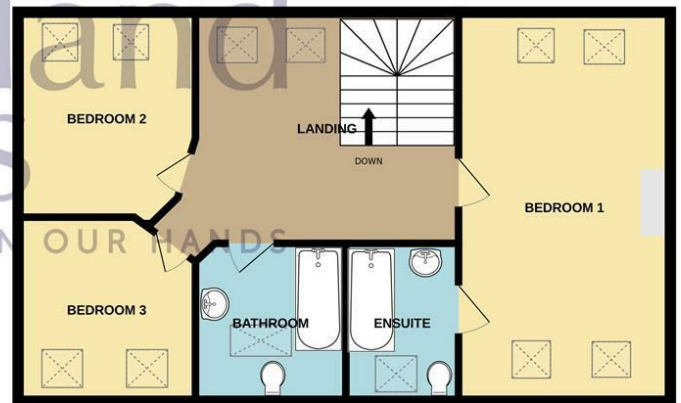
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR

1ST FLOOR



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 ©2023

Council Tax band: A. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.