

HILL VIEW  
UPPER BROUGHTON







Hill View is an attractive character home with a lovely elevated position, boasting outstanding views across the Vale towards Little Belvoir ridge.

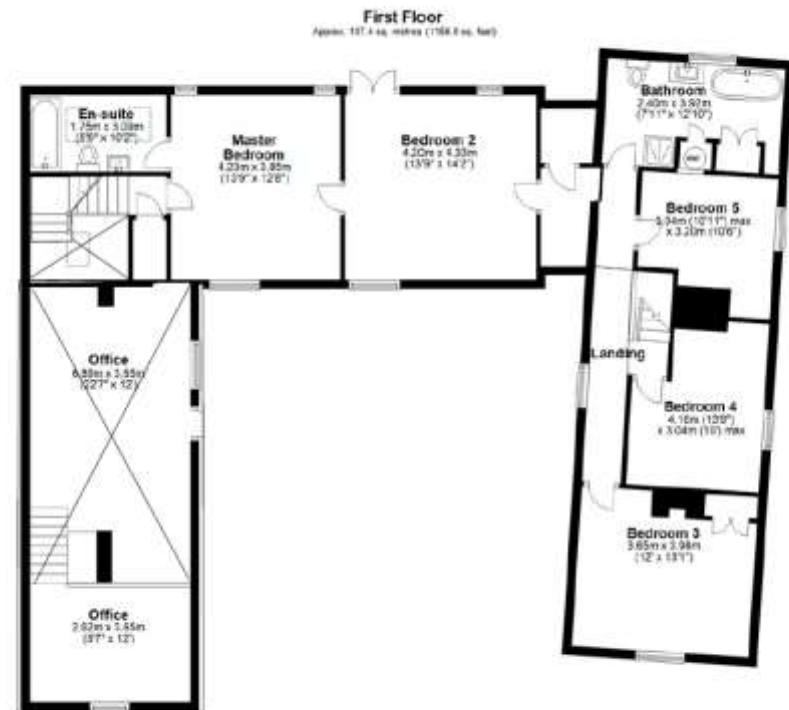
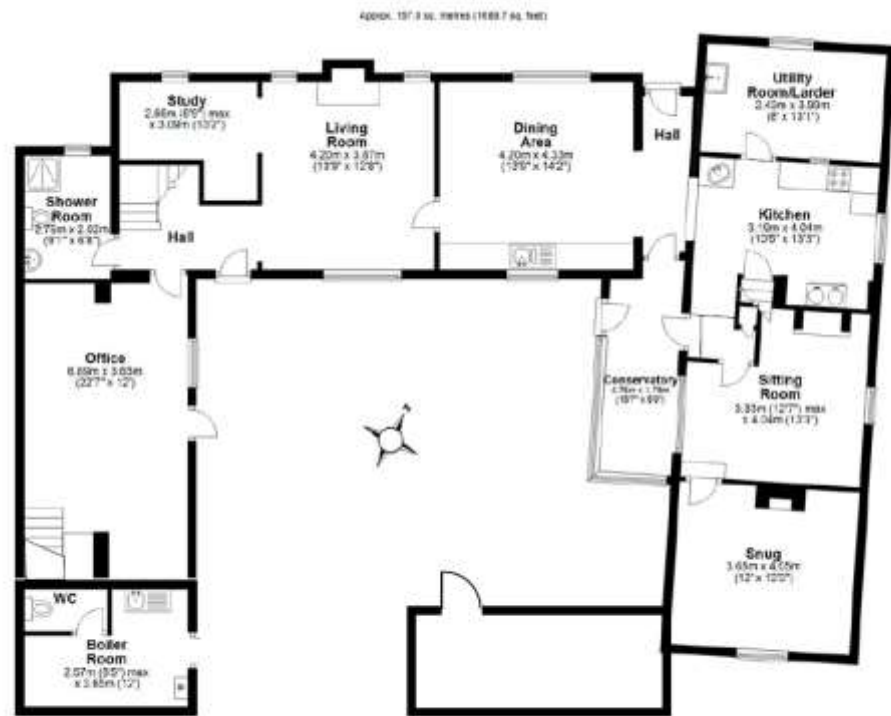
Formerly being both a cottage and a Blacksmiths barn, the property has been converted over the years but still retains many of the character features. Having two separate staircases, the property offers flexibility for multi-generation living / self-contained integral annexe if so desired.

The well-presented accommodation comprises an entrance hallway, shower room, study and access into the large barn which is open to the eaves, giving a large home office/studio space also with a cosy wood burner with feature fireplace. From the other side of the hallway is a lovely living room with wood burner, leading through to the spacious dining kitchen with a large separate larder/utility room and further kitchen space featuring an alcove housing a Rayburn. Off the kitchen there a further two reception rooms and a conservatory giving useful cloakroom space.

A staircase on the right side of the property leads up to the large master bedroom with ensuite bathroom and large second double bedroom, with double doors onto a lovely balcony area enjoying views over the garden. The second staircase on the left side of the property leads up to three further good-size bedrooms, serviced by the main family bathroom with feature rolltop bathtub and separate shower. Although there are two staircases, all rooms on the first floor can be accessed from one side to the other, there is no separation.

Externally, the property is approached through double gates leading to a front courtyard providing off-road parking. The raised rear gardens offer spacious areas of lawn enclosed by mature trees and hedging maintaining privacy, with attractive open views.

The property is situated just down from the village green of this idyllic village, with renowned gastro pub the Tap & Run. Upper Broughton is a well-regarded village on the edge of the Vale of Belvoir, well-located between Nottingham, Leicester, Loughborough and Melton Mowbray all providing an extended range of amenities. For commuters, Grantham & Leicester are both within easy reach with regular railway services to London in approximately one hour.



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.