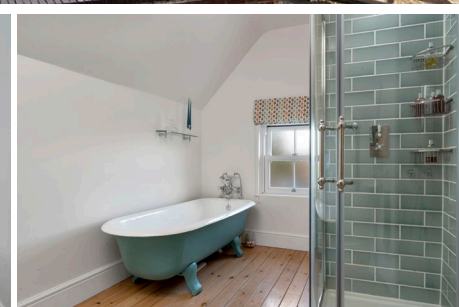
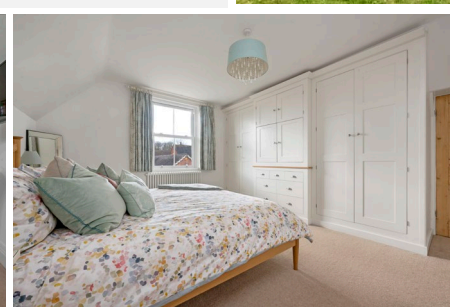
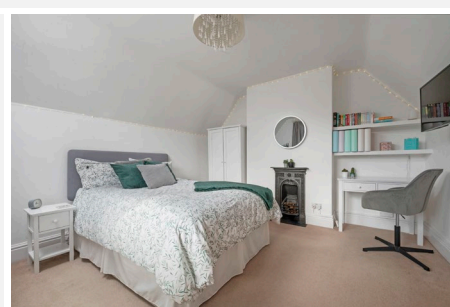


GABLES FARM

TWYFORD







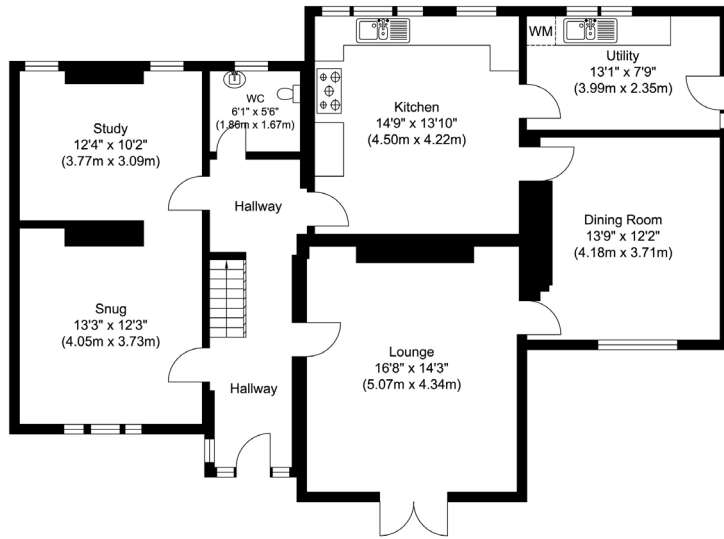
Gables Farm is a beautifully presented character country home, nestled in the heart of the popular village of Twyford with attractive views over the church. Occupying a spacious corner plot with a range of out-buildings, the property offers flexibility with potential for a self-contained annexe subject to relevant permission.

Dating back to 1839, this character farmhouse offers all the charming original features you would expect with a home of its age, whilst having been lovingly restored by the current owners with a complimentary modern interior finish. The immaculately presented accommodation comprises an entrance hallway with cloakroom, cosy snug with feature cast iron fireplace, dual-aspect study overlooking the church, large living room with wood burning stove and French double doors onto the garden terrace, dining room and traditional farmhouse kitchen with Range cooker and a large separate utility boot room. The first floor offers four well-proportioned double bedrooms, two bathrooms and a separate WC.

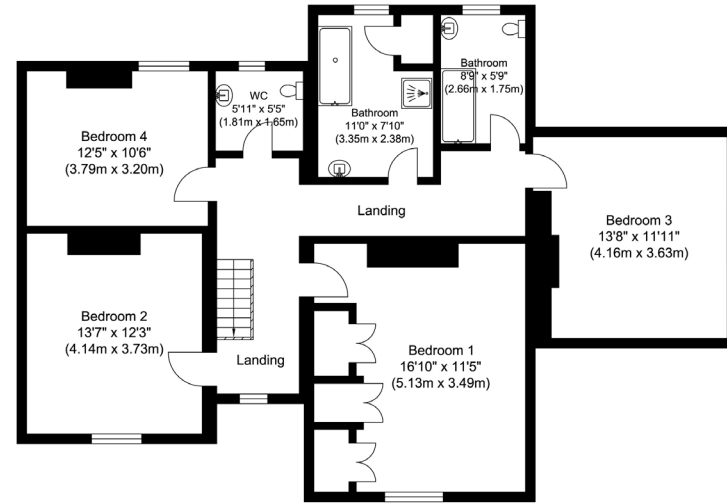
The property is approached through a timber five-bar gate, leading to a further set of electrically operated double gates which give access to a large area of parking to the rear with ample space for a horse box, caravan etc. Within the grounds there are several outbuildings, including a detached double garage, original woodstore and brick built original stabling which has now been converted and utilised as a home gym / games room. This space offers flexibility for many uses and could be converted to create a self-contained annexe STPP.

The South-facing rear garden has been beautifully maintained, with a good-size area of lawn and a spacious patio perfect for entertaining and alfresco dining in the summer months. The front of the property is fully enclosed by a brick wall, with lovely views of St Andrews Church.

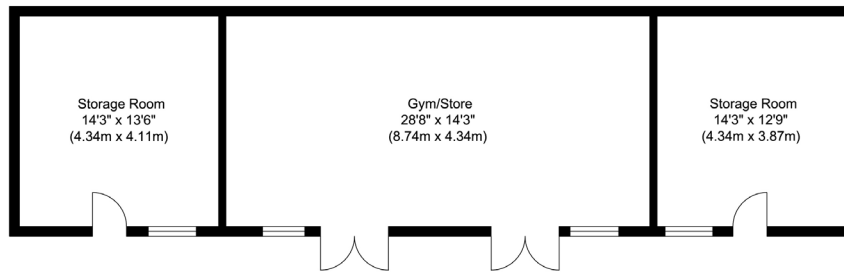
The property is positioned within the heart of the village of Twyford which sits in the idyllic Leicestershire countryside. The village itself offers an active community, with a church, village hall, pub and art gallery. The popular market towns of Oakham and Melton Mowbray are both within easy reach offering further amenities. The area is renowned for its schooling, both state and private, and schools include Leicester Grammar, Ratcliffe College, the preparatory schools of Brooke Priory, Witham Hall and Stoneygate with public schools at Oakham, Uppingham, Stamford and Oundle. For commuters, both Market Harborough and Grantham train stations are within easy reach both offering direct trains to London in approximately one hour.



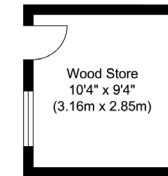
Ground Floor
Approximate Floor Area
1246.00 sq. ft
(116.00 sq. m)



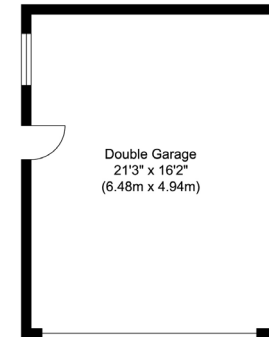
First Floor
Approximate Floor Area
1117.00 sq. ft
(104.00 sq. m)



Outbuilding
Approximate Floor Area
793.00 sq. ft
(74.00 sq. m)



Wood Store
Approximate Floor Area
92.00 sq. ft
(9.00 sq. m)



Garage
Approximate Floor Area
344.00 sq. ft
(32.00 sq. m)

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