



REZIDE
GROUP

£245,000
QUORN COURT, HIGH STREET, QUORN



Constructed in 1746 for the Duke of Devonshire as a hunting box, Quorn Court stands proudly on the High Street and is undeniably a local landmark. This exquisite ground floor apartment, once the grand drawing room of this historic residence, offers an extraordinary opportunity to own a piece of local history. Combining charming period features with a central location in the village, this property is an exceptional acquisition for the discerning buyer.



As you approach Quorn Court from the High Street, its prominent stature and curb appeal are immediately evident. The private driveway sweeps around to provide access to a garage and a dedicated parking space for this apartment. Residents can enter Quorn Court via formal entrances at both the front and rear, where well-maintained communal areas offer a glimpse of the elegance within the private residence itself. Upon entering this delightful ground floor apartment, you are welcomed by a practical entrance hallway from which all the accommodation flows.

To the right, you enter the main living, kitchen, and dining space, where you are immediately struck by the impressive 3.5-metre-high ceilings adorned with original cornices and a beautifully restored ceiling rose. The entire property has been meticulously renovated to an exceptionally high standard by the current owners, showcasing a harmonious blend of modern amenities and historical charm. The





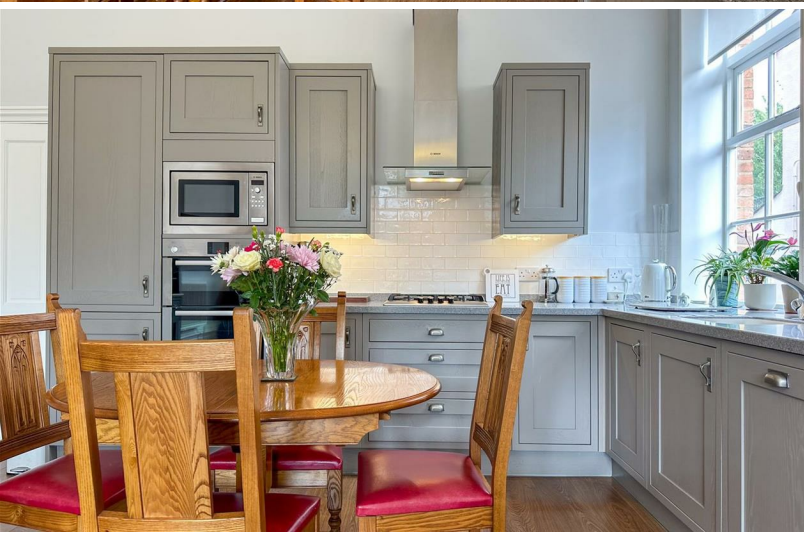


main living area features a high-quality kitchen equipped with all the modern conveniences one would expect, including a dishwasher, inset gas hob with an extractor overhead, integrated microwave, double oven, and an integrated fridge freezer. The pièce de résistance of this bright and airy space is undoubtedly the original picture window at the rear, offering stunning views of the impeccably manicured gardens—a perfect spot to relax and enjoy the scenery, no matter the season.

Conveniently situated between the living area and the bedroom is the contemporary







shower room, which features a walk-in double shower with tiled walls, a Savoy low-level flush WC, a characterful pedestal wash basin, and access to a boiler room with a washing machine. The generously sized double bedroom is located at the front of the residence, boasting high ceilings, a double window to the front elevation, a ceiling light pendant, carpeted flooring, two radiators, feature LED lighting, and beautifully preserved original skirting boards. This spacious room provides ample space for free-standing furniture, with the option for fitted furniture if desired.

Residents of Quorn Court benefit from beautifully maintained gardens and manicured





lawns with planted borders, providing a tranquil setting that is meticulously cared for on their behalf. Additionally, there is access to a communal summer house, perfect for relaxing and socializing. This apartment also comes with its own private garage and ample parking for both residents and visitors.

The property is leasehold, with approximately 126 years remaining on the lease. A residents' management company is in place, and the service charge for 2024/2025 is £3,000. This is a unique opportunity to acquire a stunning apartment within a historic setting, offering both luxury and a deep connection to local heritage.



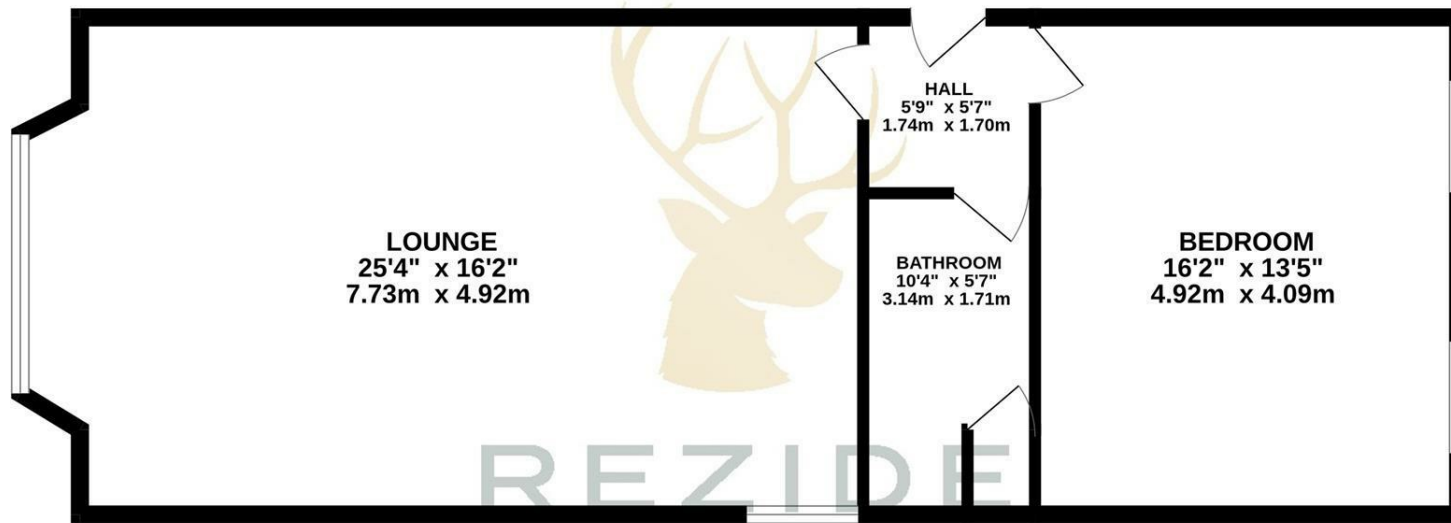




GROUND FLOOR



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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.
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