

# William.



47 Beveridge Street  
Barrow Upon Soar, LE12 8PL

Guide price £890,000



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Barrow Upon Soar, LE12 8PL

Steeped in history and having period features, "The Chestnuts" sitting on a generous third acre plot dates back to 1691 and has been lovingly restored by the current owners over the last 11 years. With a well-established walled garden, it is a property of local historic importance, having originally been part of a large farmstead. Together with other impressive and historic properties, it is located on Beveridge Street, which sits at the heart of the historic centre of Barrow-upon-Soar.

The house can be described in three sections. The South Section, the oldest, dating from 1691, is set over three floors and boasts two reception rooms, five bedrooms, cellar and two bathrooms. The North Section was built 100 years later, and has an impressive living room with inglenook fireplace, study, and separate kitchenette to the ground floor, and two bedrooms and bathroom to the first floor. The house also includes a separate snug, large kitchen with utility and a workshop. To the front of the property there is a large double garage and private driveway. Behind the house, the unique English walled garden offers a courtyard, lawns, patio area, fruit trees, vegetable garden and brick-built "gazebo".

While the north section is fully accessible from the rest of the house, it has a separate and impressive entrance so offers the possibility to be used as separate accommodation or for running a small business.

Barrow upon Soar is located between Nottingham and Leicester with its own railway station, excellent bus connections, and is conveniently located for commuting to London St Pancras within 1.5 hours. The centre is just a short walk away from the property, and has an array of local amenities, including supermarket, dentist, selection of independent shops, pubs and restaurants and a train station. The property is also within close proximity to a wide selection of schools including The Loughborough Schools Foundation & Ratcliffe College.

It is a property which must be Viewed!

## Renovations completed by the existing Owners:

### NORTH SECTION

#### NORTH SECTION - GROUND FLOOR

##### Entrance Hall

14'9" x 4'11" (4.5 x 1.5)

##### Inner Lobby

18'5" x 16'4" (5.62 x 5.0)

##### Office / Bedroom

11'4" x 9'10" (3.46 x 3)

##### Kitchenette

#### NORTH SECTION - FIRST FLOOR

##### Bedroom / Office

16'4" x 14'5" (5.0 x 4.41)

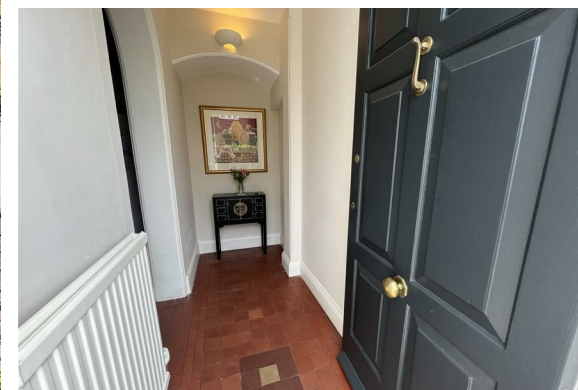
##### Bedroom / Office

12'5" x 9'10" (3.8 x 3.0)

##### Bathroom

9'2" x 7'2" (2.8 x 2.2)

#### SOUTH SECTION & MAIN KITCHEN - GROUND FLOOR





**Dining Kitchen**  
21'3" x 11'1" (6.5 x 3.4)

**Utility Room**  
11'9" x 8'6" (3.6 x 2.6)

**Snug**  
14'1" x 10'9" (4.3 x 3.3)

**Entrance Hall**  
4'9" x 4'1" (1.5 x 1.25)

**Ground Floor Bathroom**

**Living Room**  
16'4" x 13'9" (5.0 x 4.2)

**Drawing Room**  
16'4" x 12'9" (5.0 x 3.9)

**Cellar (Lower Ground Floor)**

**SOUTH SECTION & MAIN KITCHEN - FIRST FLOOR**

**Bedroom**  
16'4" x 13'1" (5.0 x 4.0)

**Bedroom**  
16'4" x 16'4" (5.0 x 5.0)

**Family Bathroom**  
13'1" x 8'2" (4.0 x 2.5)

**Workshop**  
31'0" x 11'1" (9.47 x 3.4)



**SOUTH SECTION & MAIN KITCHEN - SECOND FLOOR**

**Principal Bedroom**  
17'11" x 16'11" (5.48 x 5.18)

**Bedroom**  
16'4" x 13'1" (5.0 x 4.0)

**Bedroom**  
13'9" x 8'2" (4.2 x 2.5)

**OUTSIDE**

**Formal Gardens**

**Store Room and Summer House**

**Driveway & Double Garage**

**Schools & Transport Links**

**Disclaimer**



## Floor Plan

47 Beveridge Street, Barrow upon Soar, LE12 8PL.



Approx. Gross Internal Floor Area 3820 sq. ft / 355.04 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property.

## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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.

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