



SETT HOUSE

BROUGHTON ROAD | STONEY STANTON | LEICESTERSHIRE | LE9 2JA

BROWN & CO

Sett House presents a rare opportunity to acquire a character filled period property with immense potential, situated on the edge of the charming village of Stoney Stanton.

Sett House boasts a prominent position and offers a versatile combination of space. The property also benefits from two separate apartments and a generous two-acre paddock.

Sett House is located on the fringe of Stoney Stanton of the Broughton Road. See location plan.

What3Words: assembles.gloom.shopping



Sett House:

The main house has retained many of its original features whilst at the same time has ample space for a comfortable family home.

While requiring extensive renovation and modernisation, the house offers a canvas for those who have a vision to restore it to its former character and charm.

The property's period details include exposed beams and architectural elements.

The accommodation can be summarised as follows:

Ground Floor:

Entrance Hall with stained glass inlaid doors and staircase to first floor

Kitchen:

13ft x 12ft 6" with fitted floor and wall units, fitted AEG 5 ring hob and AEG double oven, fitted dishwasher, beamed ceiling and tiled floor.

Sitting Room:

12ft 4" x 10ft 8" with open fireplace and marble fire surround and hearth and built in cupboards to either side.

Lounge:

14ft 5" x 12ft 5" with open fireplace and marble fire surround and hearth, sash windows to front

Dining Room:

14ft 6" x 12ft 5" with open fireplace and marble fire surround and hearth, sash windows to front

Conservatory:

13ft 10" x 14ft 3"

First Floor:**Bedroom One:**

14ft 7" x 12ft 4" with fireplace and sash windows

Bedroom Two:

12ft 5" x 12ft 4" with built in cupboards and fireplace

Bedroom Three:

14ft 6" x 12ft 5" with built in cupboard and fireplace

Family Bathroom:

12ft 5" x 9ft 1" with metal bath and airing cupboard

W.C:

8ft 4" x 2ft 11" with low flush W.C and wall mounted wash basin

The Apartments:**'Barnwell' – Ground Floor Apartment****Kitchen:**

9ft 6" x 9ft 4" with fitted Kitchen units and sink

Sitting Room:

12ft 9" x 11ft 11"

Bathroom:

9ft 3" x 7ft 5" with wash basin, low flush W.C, panelled bath and airing cupboard

Bedroom:

11ft 11" x 11ft 11" with two storage cupboards

'Swallows Nest' – Upper Floor Apartment

Staircase from outside leading to:

Kitchen:

9ft 7" x 9ft 4" with fitted Kitchen units and sink

Sitting Room:

12ft 10" x 12ft 1"

Bathroom:

9ft 7" x 7ft 4" with wash basin, low flush W.C, panelled bath and airing cupboard

Bedroom:

12ft 2" x 11ft 10" with two built in storage cupboards

Outbuildings:

A range of outbuildings comprising of:

- Four Garages
- Store/Outhouse
- Outside W.C
- Adjoining Orangery/Greenhouse

In the grounds of the property is a timber framed summer house

Grounds:

Adjoining the property is a two-acre paddock which gives the opportunity to be turned into a formal garden or used for livestock grazing. It can also be viewed that the property has strategic long term development value.

Remarks and Stipulations:**Tenure and Possession:**

The property is being sold freehold will be given upon completion.

Method of Sale:

The property is being offered for sale by private treaty.

E.P.C. Rating:

Current: E

Authorities:

Local - Blaby District Council. Tel: **0116 275 0555**

County Council - Leicestershire County Council. Tel: **0116 232 3232**

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements and Right of Way:

The property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

Fixtures and Fittings:

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.

Guide Price:

£850,000

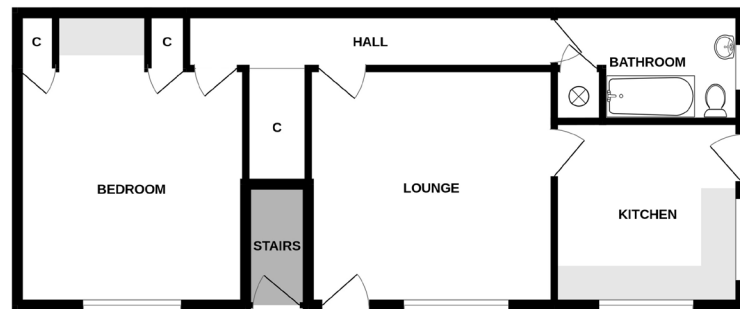
GROUND FLOOR



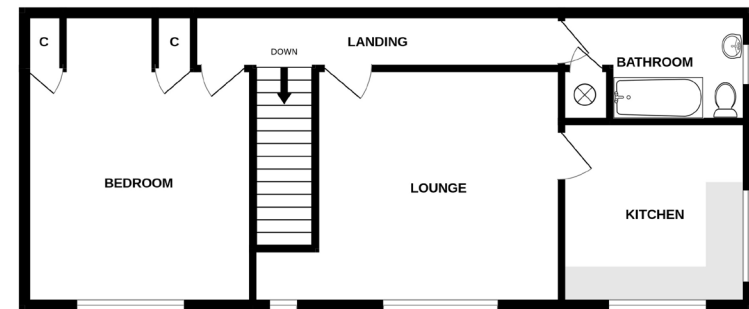
1ST FLOOR



GROUND FLOOR ANNEXE



SECOND FLOOR ANNEXE

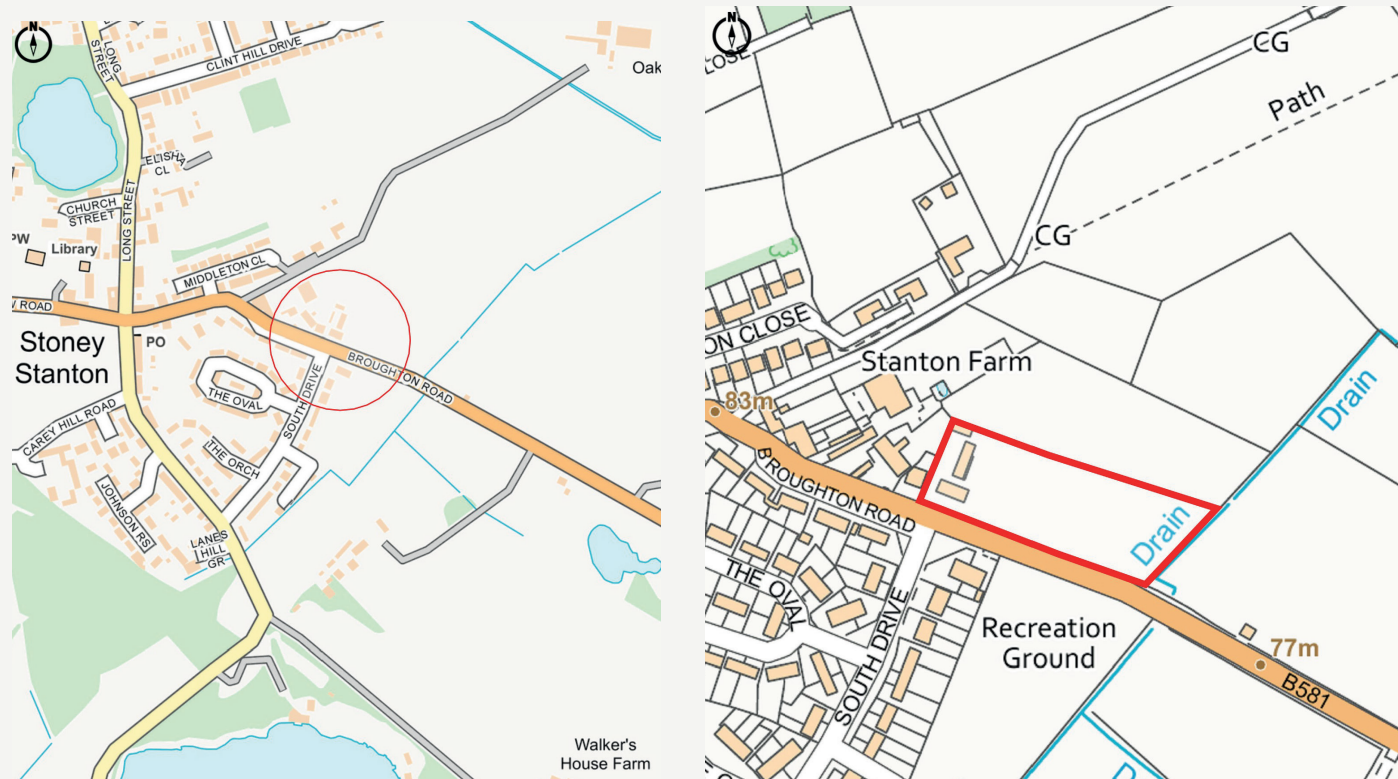


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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