



Front Street, Gaulby

Church View is a charming property situated in the picturesque village of Gaulby, offering over 2100 square feet of living space.



FEATURES

- Character Property
- Four Bedrooms
- Two Bathrooms
- Enclosed Garden
- Views Directly Over The Village Church
- Large Outbuilding
- Integral Office Space



ACCOMMODATION

Church View is a charming property situated in the picturesque village of Gaulby, offering over 2100 square feet of living space. The conversion features three reception rooms, four bedrooms, two bathrooms, a walled garden with views over the adjacent village church, a large outbuilding, and an integral office.

The ground floor of the property is entered via a stunning entrance hall, which leads onto a family/dining kitchen with views to the front over the village church. The kitchen is equipped with a range of base and eye-level units, and a double Belfast sink. The kitchen also has direct access to a utility room with additional storage units and a Belfast sink, which in turn leads to a garden room that opens out into the garden. The 24-foot sitting room is triple aspect, with French doors to the outside and a wood-burning stove. There is also a snug/games room, as well as a WC that completes the ground floor accommodation.

The first floor has a lovely landing area with bespoke bench seating and storage underneath, along with two windows that overlook the village church. The main bedroom features a generous en-suite shower room, while bedrooms 2, 3, and 4 are all double rooms with dual-aspect windows. The family bathroom boasts a standalone roll-top bath.

To book a viewing call our area experts

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EXTERNAL

Outside, the property is framed by lawned areas with mature borders to the front, and a driveway with gates leading to the side and rear garden. The main walled garden area includes a large patio for entertaining and a lawn with raised borders, all offering views over the village church. There is a large brick-built outbuilding, currently used as a storage space, and an integral office with power, light, and an electric heater.

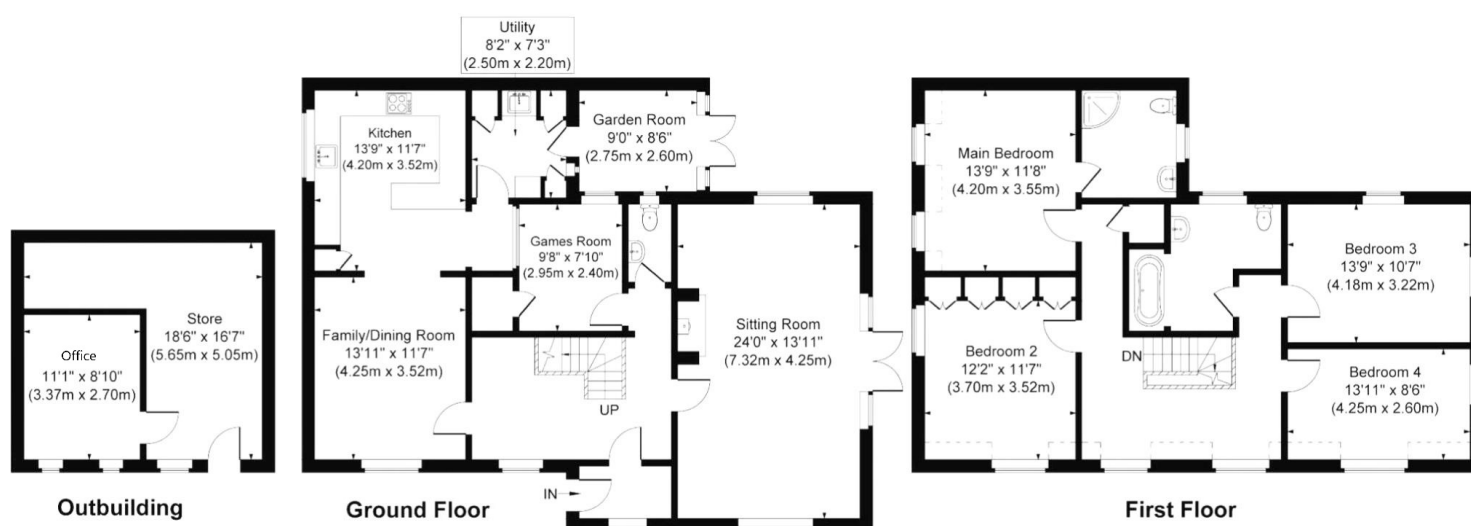
Located in the village of Gaulby, the property is just 3 miles from Great Glen and 10 miles from Market Harborough, placing it within the beautiful Southeast Leicestershire countryside. The nearby villages of Houghton-On-The-Hill, Billesdon, and Great Glen provide a range of local amenities. Educational options in the area are excellent, with nearby private schools such as Stoneygate, Uppingham, Oakham, and Leicester Grammar School (Great Glen), as well as reputable state schools including Billesdon C of E Primary School, The Kibworth School, and Uppingham Community College.

For transport, Leicester station is easily accessible, offering regular services to London and Nottingham, while the cities of Leicester and Peterborough are also within easy reach. The property benefits from close access to the M1, M69, and M6, providing good connections to London and Birmingham.

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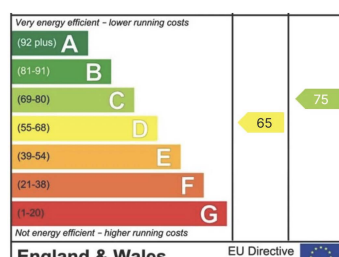
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Main House = 200 sq.m/2148 sq.ft
 Outbuilding = 28 sq.m/302 sq.ft
 Total = 228 sq.m/2450 sq.ft

EPC RATING



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