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The Old Rectory

Ratby

- Fine and handsome period property
- Gated grounds in excess of 1/3 of an acre
- Wonderful family home full of its original character
- Three beautiful reception rooms and breakfast kitchen
- Five double bedrooms and two bathrooms
- Collection of outbuildings with development potential STP
- Convenient location with easy access to major road links

General Description

Smiths Property Experts are privileged with instruction to market The Old Rectory, a fine and handsome period home of discernible grandeur occupying grounds in excess of 1/3 of an acre.

The property boasts all of its original features including open fires and fireplaces, joinery, floors, and service bells, and offers an extremely rare opportunity to acquire a family home in its original form from the Victorian/Edwardian period. The property is listed with no upward chain and vacant possession.







The Property

The main house is a fine home of 3,000 square feet or thereabouts providing gas central heating throughout. The property is not listed but offers beautiful period living accommodation with 10'4 high ceilings downstairs, a beautiful hall with an original staircase and grandeur throughout. The house has been sympathetically updated and whilst there is more room and scope for modernisation, it is rare to find a home of this period with all its original features and layout.

The living accommodation is centred around a light-filled hall and first-floor landing. In brief, there are three large reception rooms namely the morning room, dining room and drawing room with direct garden access. There is plentiful storage, a downstairs w.c, a pantry, a boot room and utility space, and a generous kitchen/breakfast room fitted in a shaker-style with units around. Accessed from the boot room are the original cellars providing useful storage.

Upstairs are five double bedrooms and two bathrooms (one en-suite). There is a separate WC and an airing cupboard.









Grounds and Outbuildings

The property occupies grounds exceeding 1/3 of an acre, gated to the front with a private driveway and parking for multiple vehicles at the front. The gardens wrap around both sides of the property, with most of the lawns and entertaining space to the rear enjoying a west and private aspect. Of note is the rose garden, entertaining space including a super timber constructed and sheltered pagoda to the rear of the lawns, and the enchanting spinney that the current owners have loved and utilised as a play area for their children.

There are a number of useful outbuildings that offer huge potential. Attached to the house are a collection of stores with a gardeners' WC, one of which has been utilised and converted into a home office with a lovely outlook over the gardens. To the right-hand side of the plot is a timber built workshop of circa 200 square feet or thereabouts.

There is also the original detached coach house, a beautiful period building that has a number of potential uses including garaging, workshop space or a potential small conversion for an annexe or 'Air BNB' subject to the necessary planning consents.







The Location

The property occupies a convenient location on the edge of the popular village of Ratby. There is a centre with a range of amenities, and a choice of good and excellent state and private schooling options available. Access to Leicester city centre and Loughborough town centre and their associated universities and train stations is excellent, as is to the nearby M1 motorway network. The Charnwood Forest is an area of outstanding natural beauty and offers a huge array of walks and access to the countryside. Bradgate Park is located just 4 miles from the property.

Distances

Leicester 5 miles, Loughborough 11 miles, Nottingham 26 miles, Derby 27 miles, East Midlands Airport 15 miles, Leicester Train Station 7 miles (Leicester to London St Pancras from 1h 3m), Loughborough Endowed Schools 10 miles, Leicester Grammar School 13 miles (distances and timescales are approximate).





Property Information

EPC Rating E.

Tenure: Freehold. Council Tax Band: G.

Local Authority: Hinckley & Bosworth Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA : 3223 sq.ft. (299.4 sq.m.) approx.

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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