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your property experts

# Church Farmhouse

Wymeswold

- Handsome and enchanting 16th-century period home
- Exposed beams, working fireplaces, and oak sash windows
- Generous and well-thought-out period living space
- Four good-sized bedrooms and two bathrooms
- Hand-built in-frame kitchen with a cast iron range stove
- Three reception rooms, including a beautiful sitting room
- Beautiful and established gardens with Church views
- Plentiful off-road parking and an oversized double garage



## General Description

Smiths Property Experts are favoured with instructions to market this unique and enchanting period family home in the heart of the highly regarded Leicestershire village of Wymeswold. Believed to date back to the 16th-century, this wonderful home boasts an impressive 2,378 square feet of living accommodation that the current owners have lovingly restored under their tenure, and boasts a wealth of period charm and character throughout with exposed hardwood beams, working fireplaces, and lovely oak sash windows.

The property is positioned in the heart of the old village. Believed originally to be a wealthy merchant's house, its standing raised from the street level and in relation to the beautiful church opposite is of particular note. There is plentiful off-road parking, a double garage and workshop, and private gardens full of afternoon sun.







## The Property

Church Farmhouse is a handsome period home with generous accommodation. Completely renovated and sympathetically extended by the current owners to an excellent standard throughout, the property is Grade-II listed and offers comfortable and well-thought-out living accommodation. Believed to date back to the 16th-century and of timber frame construction, the original joinery is truly enchanting and on show throughout the building. There is a useful cellar accessed via the kitchen/diner.

Expect to find accommodation comprising an entrance hall with a WC, a boot room with cloaks storage, and there are four main reception rooms namely a kitchen/diner with a hand-built in-frame shaker style fitted kitchen complete with cast iron range stove, a dining room, a beautiful sitting room with views across the village church, and a study. Upstairs is a spacious landing that leads to four good-sized bedrooms and a family bathroom. Three of the rooms are large doubles, with both the principal suite and second bedroom having the benefit of double-height vaulted ceilings. The principal suite also affords a four-piece en-suite and a pretty low-height mezzanine space.

## The Outside

To the right-hand side is a driveway providing side-by-side off-road parking and leading to an oversized double garage with power, lighting, and a substantial workshop room over. There are steps up from the driveway to a pretty front door, surrounded by a 'rockery'-style front garden.

The rear gardens are wonderfully landscaped and boast a private aspect with afternoon sun. Laid around a central lawn are pretty seating terraces with mature shrub borders, well-stocked beds and a raised bed ideal for vegetable growing.







## The Location

Wymeswold is a highly regarded, pretty and well-serviced Leicestershire village. There are three public houses, including the Hammer & Pincers, which is well known for its fine dining options. There is also a chemist, a village shop, and a primary school. Access to Nottingham, Leicester, Derby, Loughborough, and Melton Mowbray is excellent via the A46 and local road networks. Loughborough Train Station is within 3 miles and gives access to London St Pancras within 75 minutes.

## Property Information

Grade-II Listed.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood 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.





TOTAL FLOOR AREA : 2970 sq.ft. (275.9 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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