



Brook Lane, Billesdon, Leicester, LE7 9AB

**ANDREW
GRANGER & CO**

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Property Description

Andrew Granger & Co are extremely proud to present to the market The Academy, located on the highly sought-after Brook Lane in the heart of Billesdon village. This wonderful property started life as a school house for the village, and parts of that history can still be seen today. Having been under the same ownership for many years, this stunning three storey, nine bedroom home is now available and presents an exciting and rarely seen development opportunity (subject to relevant planning permission). The property currently stands proudly in the centre of an extremely generous plot neighbouring Billesdon Baptist Chapel and as you enter, you really get the sense of the grandeur that the property once held. From the grand entrance hall to sizable bedrooms, the home is packed full of historical charm.

The property is in need of re-development/modernisation and presents the new owner with a wealth of exciting opportunities (subject to receiving the correct planning permission). The property could be restored to its former glory to create a stunning family home, or redeveloped to create multiple accommodations as the property is currently set up with multiple entrance points, bathrooms and kitchens. Alternatively, the plot on offer provides the new owner with a range of opportunities should they wish to remove the current building and completely re-develop the site.

The property hasn't been sold since 1951, and is the former residence of Avis Fawcitt, a well-known local resident and recipient of a British Citizen Award for her work in the community. With a combination of historical charm, a wonderful village location and a range of exciting development opportunities, this stunning home is a real must see

Disclaimer - The vendor of the property has made us aware they believe there is potentially some asbestos in the roof of the outbuildings, however this has not been checked. We advise any potential purchaser to complete a check of their own prior to purchase.



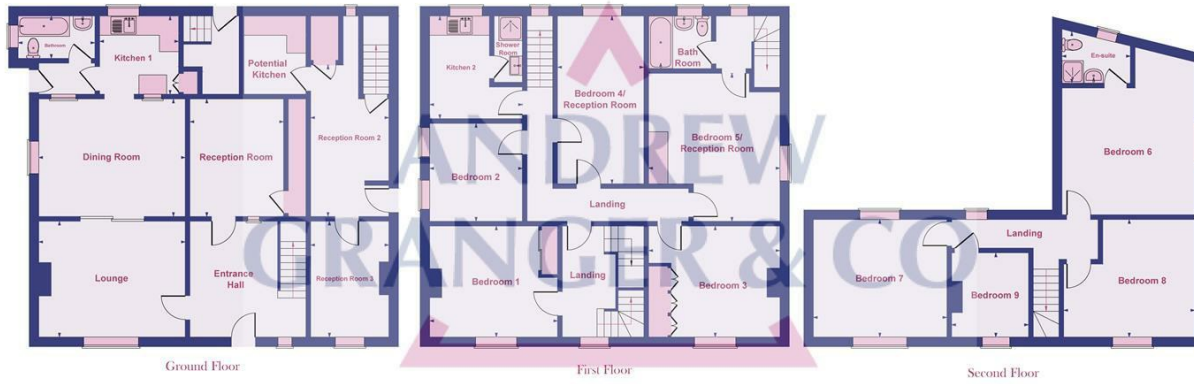


Key Features

- No upward sales chain
- Extremely rare development opportunity in the heart of Billesdon village
- Very generous plot with out buildings
- Historical former school house dating back to the 18th century
- Vast living accommodation split over three floors
- Multiple bathrooms and kitchens
- Current layout of 9 bedrooms
- Desirable village location
- Multiple entrance points with the potential to create various self contained living areas
- EPC - G

£500,000





Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - G

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby office on 01162 429922

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