

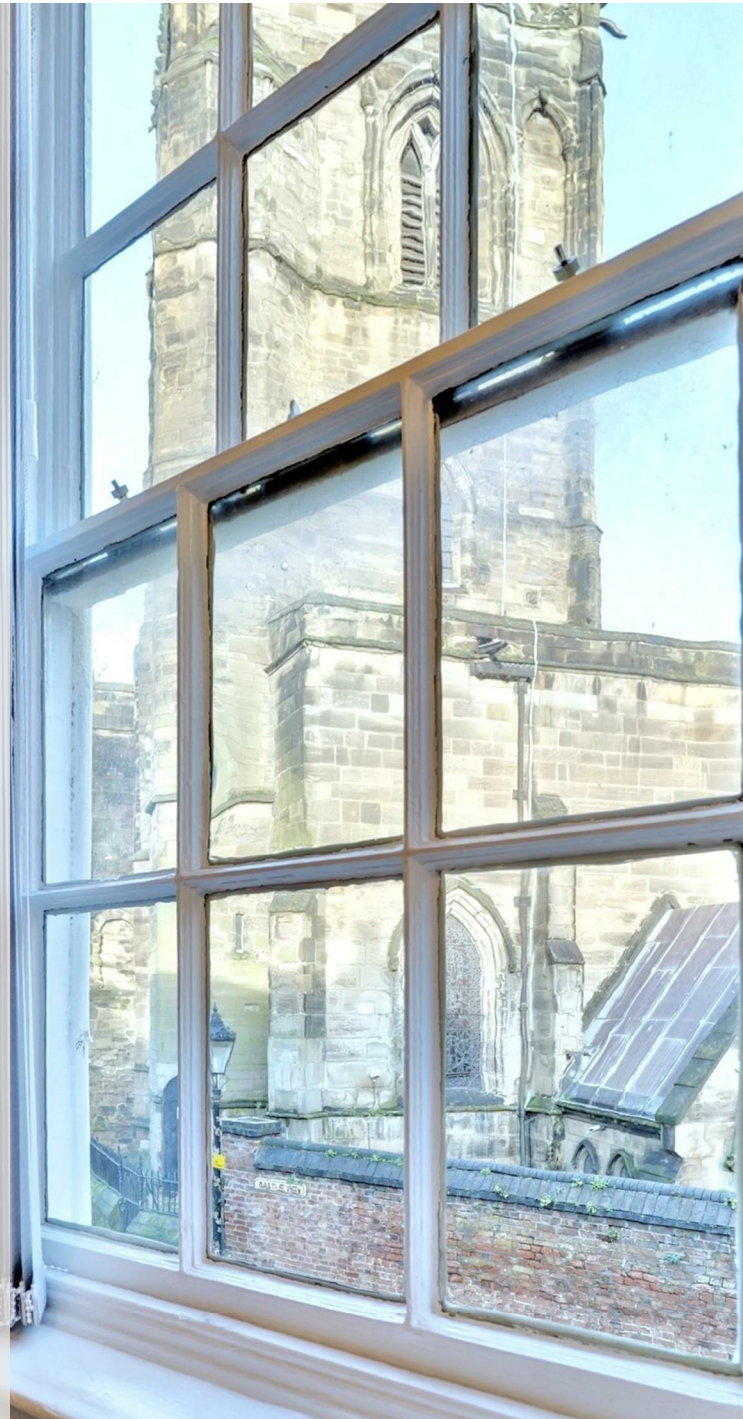


Castle View Leicester LE1 5WH



Key Features

- No Upward Sales Chain
- Extensively modernised Grade II listed building
 - Permitted Parking available
- Historical City Centre Location within the walls of Leicester Castle
 - Four double bedrooms with multiple reception rooms
- Fully internal and external renovation - details within
 - Multiple outbuildings, connected to mains services
 - Private, walled garden
- Situated in the heart of Leicester City Centre
- Fantastic combination of character features and modern amenities





The Property

This wonderful, grade II listed property in the heart of Leicester City Centre truly is a one of a kind. Having been sympathetically restored by the current owner, Castle View is now sits as a stunning blend of character features and luxurious amenities, all housed in an incredible and historic location within the walls of the old Leicester Castle, opposite the 12th century St Mary de Castro Church.

Entering into a grand entrance hallway, the property opens into a spacious reception room and towards the back, a brand new, stunning kitchen/diner fitted with a wealth of integral appliances and premium features. Completing the downstairs portion of this wonderful home is a vast utility space and cloakroom alongside access to a downstairs, two-roomed cellar.

The first floor houses 3 double bedrooms, all with stunning views over the historical Castle View surrounds alongside a brand new family bathroom thoughtfully furnished with a range a modern, vintage style fittings. On the second floor, there is a further double bedroom and large landing area which could easily double up as an additional, versatile room or dressing area.

Outside, the property features a vast, walled garden with three individual outbuildings, all connected to mains power. The property also comes with the added convenience of optional permitted parking.

If you have ever fancied living within the walls of a castle, now could be your chance. Castle View in the historic city of Leicester represents a fabulous opportunity to own a piece of history. Built in 1850, the Grade II listed house is sited in the inner bailey of the Norman Castle, which has housed many Kings and other royalty of England including most notably, Richard III. It is also opposite the Mary de Castro Church which saw Richard III's father, Richard Duke of York and King Henry VIII knighted there and hosted the wedding of Geoffrey Chaucer, author of The Canterbury Tales.

Accommodation in Detail

Ground Floor

Entrance Hallway 14'4" x 7'10"

The grand entrance hallway provides an elegant and luxurious welcome to the home and features brand new LTV flooring, access through to the all areas of the downstairs accommodation, period style stairs with a runner carpet rising to the first floor landing and a large feature chandelier with teardrop glass design.

Lounge 15'11" x 13'11"

Spacious yet cosy living room with feature fireplace, large, shuttered sache style windows to front elevation with a wonderful view of the Church. Brand new LTV flooring throughout and double doors leading into the kitchen.

Kitchen/Diner 16'0" x 13'1"

A brand new luxurious kitchen featuring a wealth of in-built appliances including an oven with 4 ring induction hob, microwave, fridge/freezer, dishwasher and wine fridge alongside bespoke quartz worktops, Belfast sink, central island housing a breakfast bar and a vast array of wall and base mounted units providing ample storage. 4 bell lighting, two remote fans and brand new LTV flooring throughout alongside an original, cast iron oven feature. Rear door providing access to the garden alongside doors leading to the lounge and hallway.

Utility Room 9'7" x 7'9"

Entirely new utility room with built in, base mounted units, washer and separate dryer, quartz worktops with ceiling fan and Belfast sink

Cloakroom 3'4" x 5'1"

Newly installed WC with wall mounted hand wash basin and rear facing frosted window

First Floor

Landing

Two tired landing providing access to the family bathroom, three of the four bedrooms and stairs rising to the second floor. Finished with newly laid, hard wearing carpet.

Bedroom One 13'3" x 16'0"

Vast, newly carpeted double bedroom with a feature fireplace with tiled harth and large bay window overlooking the grounds. Fitted shelving and newly installed sockets and ceiling fan

Bedroom Two 16'0" x 14'1"

Spacious double bedroom with front facing window overlooking the church, built in wardrobes and cabinet housing the external security monitors. Newly carpeted and featuring ceiling fan and new sockets.

Bedroom Three 8'3" x 12'2"

A further double bedroom with new carpets throughout, new electrical sockets, ceiling fan and front facing window





Family Bathroom 9'8" x 12'2"

Brand new, two tiered bathroom featuring a wealth of luxury fittings such as a fully porcelain tiled, walk in shower cubicle with sliding door and rain shower head, elegant free standing, vintage style, claw footed bath with chrome free standing taps and attached shower head alongside a new vintage style gravity pull toilet with pedestal and hand wash basin with wall mounted electric vanity mirror. New electric vintage lighting/switches and chrome electric vent fan alongside brand new vinyl flooring and a rear facing sache style window.

Second Floor

Dressing Room 16'8" x 11'4"

Vast landing space that can double up as an additional room. Featuring a Velux window, in build cupboards and

Bedroom Four 14'4" x 13'7"

A further double bedroom located on the top floor with a feature fireplace, new carpets and rear window overlooking the grounds.

Cellar

Tanked cellar featuring two separate rooms. Rooms measure 4.29 x 2.46 and 4.62 x 4.30

Garden

Large wrap around, walled and landscaped rear garden, mainly laid to lawn but also featuring a large patio area and small rockery housed in railway sleeper timbers. Access to the front of the property via a side access gate alongside 3 separate outbuildings.

Outbuildings

All outbuildings have been repainted and are connected to mains power. The central building also features an in-built garden oven and chimney providing a perfect space for outdoor entertaining.

Internal Renovation Details

The current owner has extensively renovated the inside of the property and details of these works include; installation of brand new LTV flooring across the entirety of the ground floor, brand new hard wearing carpets across the first and second floors, all new plumbing throughout, installation of brand new anthracite cast effect radiators, a full re-wire and installation of new sockets, some of which feature USB inlets, installation of a selection of monitors connected to the outside security system, brand new fitted blinds installed throughout and installation of a brand new kitchen and bathroom.

External Renovation Details

Alongside the internal conversions undertaken, the current owner has also carried out extensive works externally on the building including; replenishing roof tiles, full repointing including the chimney, complete moss removal and reseal of the gutters, installation of a new, cast iron drainage system and installation of a series of exterior cameras and an alarmed security system.





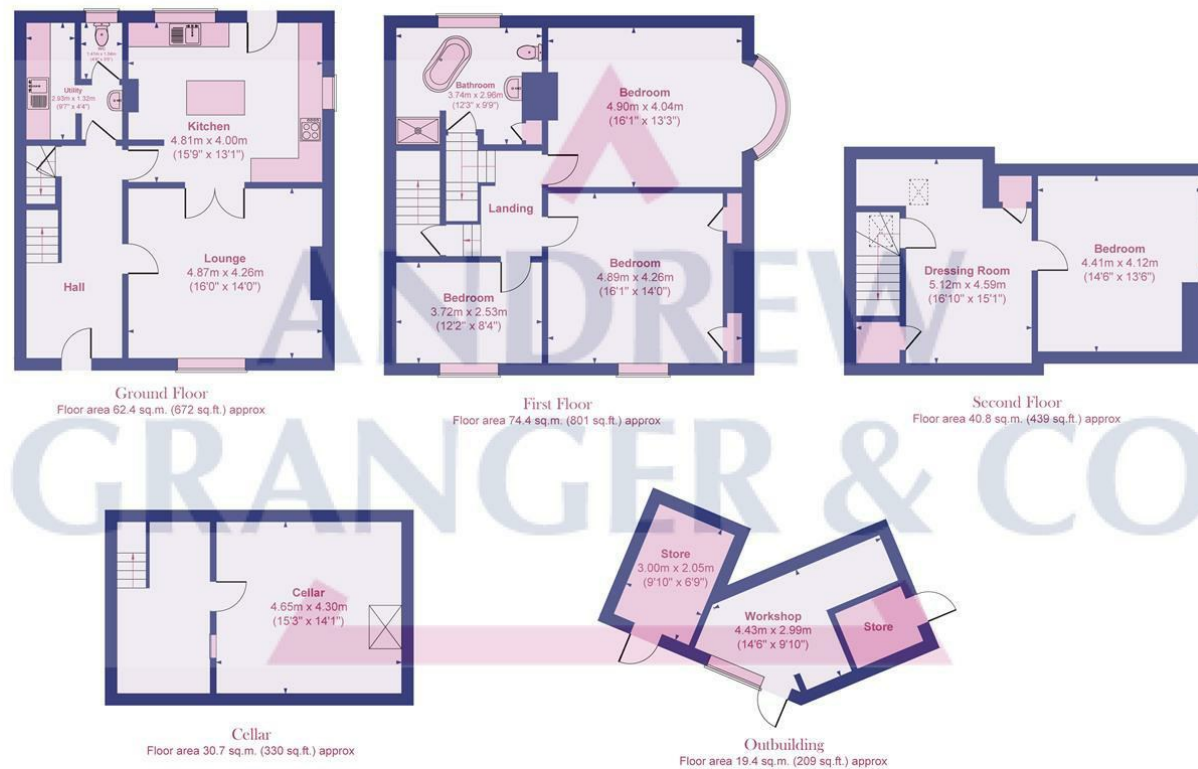






Floorplan

Approximate Gross Internal Area
208.3 sq. m. (2242 sq. ft.)
Outbuilding At 19.4 sq. m. (209 sq. ft.)
Total 227.7 sq. m. (2451 sq. ft.)



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



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