



Edith Murphy Close, Leicester, LE4 3AZ

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Property Description

Welcome to Goscote Hall, an exceptional property set within the former ballroom of a stunning Grade II listed building dating back to the mid-19th century. This unique residence has been thoughtfully converted to offer a luxurious living experience within a private, gated community, with the former ballroom serving as the standout feature of the entire development.

Boasting private parking and an expansive wraparound garden, this home is perfect for families, peoples looking to downsize or those who love to entertain. Upon entering, you are greeted by a separate hallway with storage and a WC/Cloakroom. The property then opens into the magnificent former ballroom, where an abundance of original character is preserved. Soaring high ceilings and floor-to-ceiling, multi-aspect windows flood the space with natural light, maintaining a connection to the grandeur of the building's history.

The stylish, contemporary kitchen is positioned at the rear of the open-plan living area and is equipped with a range of wall and base-mounted units, as well as integrated appliances. Leading off the main lounge area is one of the two ensuite bedrooms, offering privacy and comfort.

Upstairs, a charming mezzanine provides the ideal space for a home office or children's play area, while the master suite offers a private retreat with its own dressing area and luxurious ensuite bathroom.

Outside, the property enjoys a generously sized garden, predominantly laid to lawn, offering a peaceful and private setting. There is also secure off-road parking with access via an electric gate, ensuring both convenience and security.

This remarkable property offers a perfect blend of historic charm and modern living, making it a truly unique and desirable home.

Notes for viewers - Although the property is freehold, there is a management charge in place for the upkeep of common areas within the development. This is currently set to £452.34 per year.





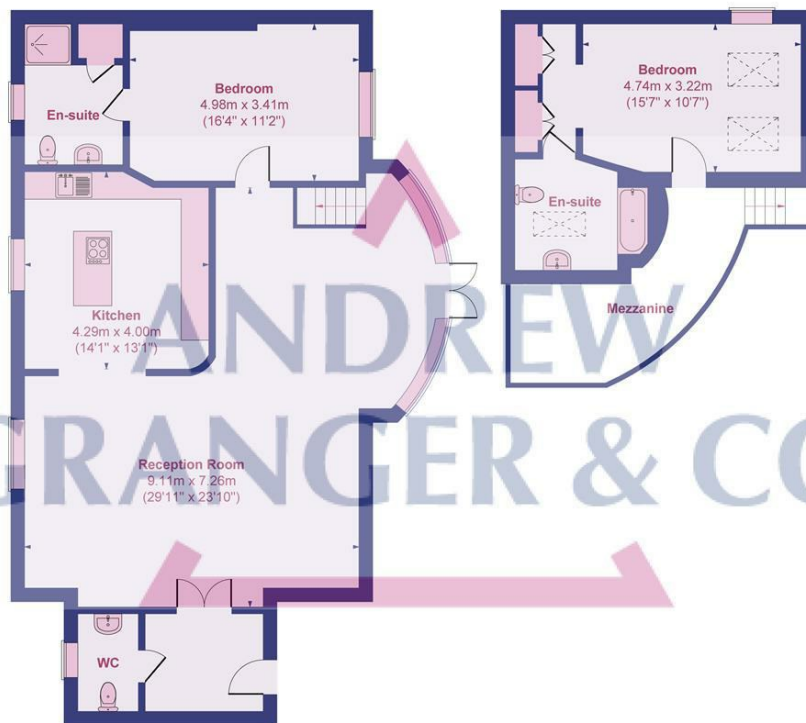
Key Features

- Stunning, individual residence in the Grade II listed, convert Goscote Hall
- Picturesque, former ballroom
- Freehold property, extremely rare for a property of this style
- Located in an exclusive gated community
- Private off road parking space alongside visitor parking
- Private, wrap around garden
- Featuring a wealth of character features such as high ceilings and floor to ceiling windows
- Excellent location with easy access of Leicester City Centre and wider transport links

£350,000



Approximate Gross Internal Area
145.2 sq. m. (1563 sq. ft.) (Including Mezzanine)



Ground Floor
Floor area 106.9 sq.m. (1151 sq.ft.) approx

First Floor
Floor area 25.9 sq.m. (279 sq.ft.) approx
Mezzanine 12.4 sq.m. (133 sq.ft.) approx

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



EPC Rating - Exempt

Tenure - Freehold

Council Tax Band - F

Local Authority
Charnwood

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