



South Street Barrow upon Soar LE12 8LY



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Key Features

- DELIGHTFUL GRADE II LISTED COTTAGE
- ADDITIONAL 2 BEDROOM COTTAGE FOR RENOVATION
- LARGE DRIVEWAY AND DOUBLE GARAGE
  - GAS CENTRAL HEATING, IMMENSE CHARACTER AND CHARM THROUGHOUT
- OPEN PLAN LIVING/SITTING AND DINING ROOM, CLOAKROOM, REAR LOUNGE
- DINING KITCHEN, FURTHER RECEPTION ROOM
- LARGE OPEN PLAN GALLERY LANDING, 4 BEDROOMS, BATHROOM
- COTTAGE WITH LIVING ROOM, SHOWER ROOM, KITCHEN, 2 BEDROOMS AND SPACE FOR BATHROOM, REQUIRING FULL RENOVATION.
- PRIVATE LANDSCAPED REAR GARDEN
  - NO CHAIN





## The Property

Andrew Granger & Co are delighted to offer this beautiful Grade II Listed cottage for sale along with an adjoining Victorian cottage which requires full modernisation and has the potential to incorporate into the main cottage (subject to the necessary consents).

The cottages stand in delightful grounds with an extensive driveway and parking area to the front, along with a generous double garage, whilst to the rear is a very private walled and landscaped garden. The accommodation has an abundance of character and charm throughout, including heavily beamed ceilings and a large 'Inglenook' to the main living room. The main accommodation has gas central heating and includes entrance porch, large open plan living room with step up to dining room and a feature split staircase leading to a full gallery landing, cloakroom and w.c., large dining kitchen with Aga. There are 2 further reception rooms, one having the second staircase, utility room and brick cellar. To the first floor is a magnificent open full gallery landing providing versatile living space, 3 large double bedrooms and bathroom. Accessed by the second staircase is a further bedroom and former bathroom (these could easily be incorporated into the main accommodation (subject to consent).

The second cottage offers an entrance hall, open plan living room, inner hall, shower room and kitchen, whilst to the first floor is a landing and 3 rooms which have been configured with stud walling.

This property offers great opportunities for a variety of buyers to combine all into one large dwelling, create an annexe or separate living space from the smaller cottage or possibly to create space for home working or business premises, again, subject to all suitable permissions and consents.

The property is offered with no upward chain.

## ABOUT THE AREA

### VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

### ACCOMMODATION IN DETAIL

#### GROUND FLOOR

##### ENTRANCE PORCH

OPEN PLAN LIVING ROOM  
30'0" x 17'9" max

DINING ROOM  
14'2" max x 10'8"

CLOAKROOM & W.C.

KITCHEN 14'9" X 16'8"

SITTING ROOM  
13'5" x 13'7"

UTILITY ROOM  
10'8" x 5'9"

RECEPTION ROOM  
11'4" x 12'5"

CELLAR  
12'0" max x 10'2" plus stairs

#### FIRST FLOOR

OPEN PLAN FULL GALLERY LANDING  
28'0" max x 16'8"

BEDROOM 1  
14'0" x 18'4"

BEDROOM 2  
12'6" max x 16'6"

BEDROOM 3  
13'6" x 13'8" max into wrdb

BATHROOM  
10'0" x 8'8"

#### SECOND LANDING

BEDROOM 4  
8'1" x 12'10"

FORMER BATHROOM

5 SOUTH STREET

ENTRANCE HALL

OPEN PLAN LIVING ROOM

INNER HALLWAY





GF SHOWER ROOM  
4'1" x 6'6"

KITCHEN  
6'8" x 11'7" max

FIRST FLOOR LANDING

ROOM 1  
12'1" max x 13'5"

ROOM 2  
12'6" max x 10'6"

ROOM 3  
8'8" x 5'8"

DOUBLE GARAGE  
17'1" x 18'2"

STORE ROOM  
6'5" x 19'7"

OUTSIDE

EPC

Rating: Number 5 '\*' number 7 is exempt due to being Grade II Listed.

Council Tax Band

Council Tax Band: Number 5 - '\*', number 7 - 'D'

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.











# Floorplan



**Ground Floor**



**First Floor**





To view this property please contact our Loughborough office on 01509 235534



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