



'The Wheel House' 1 Main Street Long Whatton LE12 5DF







# Key Features

- STUNNING GRADE II LISTED VILLAGE PROPERTY
- MANY CHARACTER FEATURES WITH PARTS OF THE PROPERTY DATING BACK TO 1780, A FORMER SMITHY AND WHEELWRIGHTS WORKSHOP
  - GAS CENTRAL HEATING
  - 0.78 ACRE PLOT, INCLUDING Paddock AREA BACKING ONTO COUNTRYSIDE
  - 7 RECEPTION ROOMS, 2 KITCHENS, UTILITY ROOM, CLOAKROOM, SHOWER ROOM AND CELLAR
- TOTAL OF 7 BEDROOMS OVER 3 FLOORS
- BATHROOM, DRESSING ROOM AND EN SUITE BATHROOM
- EXTENSIVE GATED DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- DELIGHTFUL MATURE GARDENS, A RANGE OF VERY USEFUL OUTBUILDINGS
  - NO UPWARD CHAIN







## The Property

A stunning Grade II Listed detached house situated within the centre of this very popular and conveniently located village. The Wheel House offer great amounts of character throughout and parts of the property we understand date back to 1780 and was used as a Smithy and also a Wheelwrights workshop. The property stands on a substantial plot of approx. 0.78 acres including a paddock area with a variety of outbuildings which could be repurposed for a variety of uses such as holiday/letting accommodation or back to stables (STPP) and a large gated driveway to the side providing off road parking for many vehicles.

The accommodation offers very flexible and versatile living space over 3 floors to include entrance hall, cloakroom, cellar, 7 reception rooms including dining room, snug, sitting room, lounge, music room, family room and conservatory, 2 kitchens, utility room and shower room. To the first floor are 6 bedrooms, dressing room and ensuite bathroom and family bathroom and to the 2nd floor is a further bedroom.

This property offers the potential to provide accommodation for 2 families due to the layout. The village offers good facilities including village school with a good OFSTED report, village store, local organic farm shop, 2 popular public houses with restaurants and offers good transport links with easy access to M1 and East Midlands Airport as well as Loughborough and it's mainline Rail Station.



## VIEWINGS & DIRECTIONS

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

What 3 words location:- prouder.grunt.cake

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE PORCH

With door from driveway and window to rear.

#### CLOAKROOM/W.C.

With window to side, w.c. and wash basin.

#### HALL

With entrance door to front (currently blocked off), stairs to first floor with cupboard below, stairs down to the cellar.

#### KITCHEN

With window to front, range of fitted base and wall units with granite work surfaces, underdrawn sink with mixer tap, range style cooker and hood above, space for appliances, built in wine rack, beamed ceiling, radiator.

#### UTILITY ROOM

With window to side and door to rear leading to a private side garden and further outhouse, rear porch and boiler store, fitted cupboards, worktops and sink.

#### SNUG

With window to front, radiator, brick 'Inglenook' feature with beam over, oak flooring, beamed ceiling, door to dining room.

#### DINING ROOM

With 2 windows to front and 2 sets of double doors to rear, oak block flooring, 3 radiators.

#### SITTING ROOM

With windows to either side, radiator, former fireplace with beam over, built in cupboards, beamed ceiling.

#### LOUNGE

This is the oldest part of the property and incorporates cruck beams, wall and central beams forming a real feature, there are windows and doors to side, stone floor, stone fireplace with log burning stove.

#### MUSIC ROOM

With windows to either side, radiator and shelved alcove.

#### FAMILY ROOM

With window to side, radiator and second central heating boiler.

#### KITCHEN AREA

With window to side fitted base and wall cupboards, work surfaces and sink, door to inner hall.

#### INNER HALL

With second staircase to first floor.

#### SHOWER ROOM

With window to side, w.c., wash basin and shower cubicle.

#### FIRST FLOOR MAIN LANDING

With windows to either side, door to staircase to second floor.

#### BEDROOM 1

With window to front and 2 rear windows, radiator, door to dressing room.

#### DRESSING ROOM

With window to front, radiator, built in wardrobes, door to en suite.

#### EN SUITE BATHROOM

With window to rear, w.c., wash basin, bath and shower cubicle.







#### **BEDROOM 2**

With window to side, radiator and airing cupboard.

#### **BATHROOM**

With window to side, w.c., wash basin, corner bath and corner shower cubicle.

#### **BEDROOM 3**

With window to front, radiator.

#### **BEDROOM 4**

With window to front, radiator, cast iron fire grate, built in cupboard.

#### **2ND FIRST FLOOR LANDING**

With access to bedrooms 6 & 7.

#### **BEDROOM 6**

With window to side and rooflight to rear.

#### **BEDROOM 7**

With window to side and rooflight to rear, this room also contains a former sauna which could be removed to provide much greater space.

#### **SECOND FLOOR BEDROOM 5**

This room comprises 2 areas divided by a cruck beam arch and has a window to the rear, radiator, built in cupboard and wash basin.

#### **OUTSIDE**

Access driveway to side with electrically controlled gates leading to an extensive gravel driveway and parking area. There is a range of outbuildings/cart stores and small workshop beyond which is an extensive mature garden with decked patio area, lawns, shrub and flower beds. To the side is a private 'secret garden' and further outhouse. To the rear is a paddock area with mature hedges and trees backing onto the village Cricket Club, there is a range of cart sheds to the side of the paddock and the paddock area extends beyond this building but is currently overgrown.

#### **EPC**

The property is Grade II Listed and is exempt from requiring an EPC

#### **Council Tax Band**

North West Leicestershire - Band G

#### **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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.













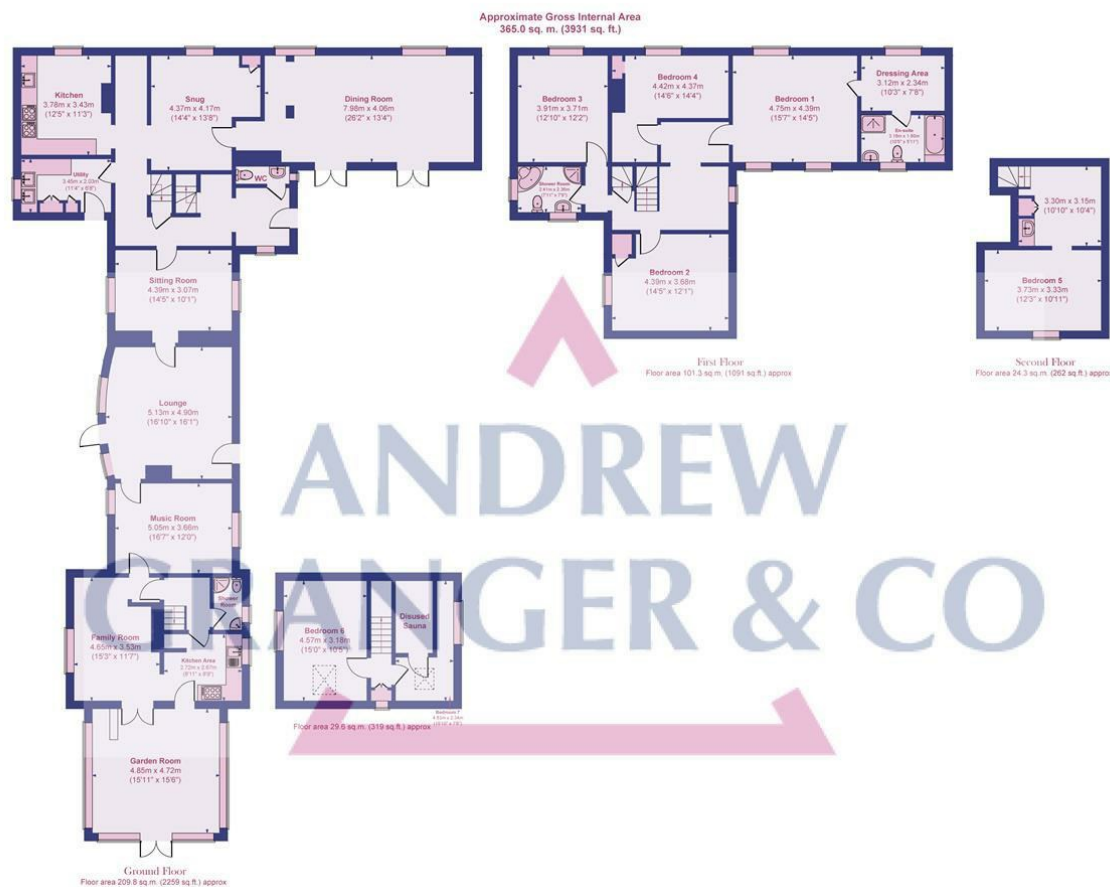








# Floorplan



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](mailto:orders@asbuiltenergysurveys.co.uk)





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