



Carlton Lane, Burton Overy, Leicestershire, LE8 9DF



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

Property Description

A stunning architect designed 4/5 bed roomed detached family residence of character set within gardens of approximately 1.3 acres, incorporating an all weather tennis court and paddock land having planning consent for a BUILDING PLOT, enjoying views over open fields on the fringes of the picturesque and highly desirable south east Leicestershire village of Burton Overy.





Key Features

- Detached family residence of character
- Arts & Crafts design with a wealth of oak features
- 4 reception rooms
- Bespoke fitted breakfast kitchen
- Principal bedroom with en suite and dressing room
- 3 further bedrooms
- Family bathroom
- Large attic with bedroom/games room with further potential
- Delightful gardens, paddock land and tennis court
- BUILDING PLOT on land adjacent

Price Guide
£1,650,000

Built to a distinctive "Arts & Crafts" design, The Springs was originally constructed in 1939 and completed soon after the second world war in 1945. Retaining a wealth of oak features throughout the house, the well proportioned interior with over 3,000 sq ft of accommodation is approached via an attractive porch and impressive reception hall with oak panelled walls and feature staircase off, cloakroom/wc, a magnificent drawing room with oak beamed ceiling and feature inglenook fireplace, conservatory with double doors leading out to the gardens, charming snug with brick open fireplace, separate dining room enjoying views over the front garden and a fitted breakfast kitchen with Aga and walk-in pantry.

On the first floor off a spacious galleried landing enjoying views over fields to the front is the principal bedroom of excellent size with built-in wardrobes, oak panelled dressing room and en-suite shower room. There are three further bedrooms of good size and a recently refitted bath/shower room.

A staircase rises to a spacious attic which has previously been used as a bedroom/games room, and there is an excellent potential to convert the rest of the attic into further bedroom accommodation if required, subject to planning and Building Regs.

Located off the kitchen is a side entrance lobby off which is a utility room, separate wc, double garage with a useful loft over. There is also a boiler room, together with coal and wood stores.

The Springs enjoys a particularly wide frontage to Carlton Lane, and is approached via a stone entrance and cattle grid. To the west side of the house is an extensive landscaped garden area having a thatched detached garden room and workshop, offering excellent potential, subject to planning.

Enjoying a southerly aspect, the delightful rear garden has a crazy paved patio, extensive lawned area with a variety of fruit trees, and a productive vegetable patch enclosed by beech and yew hedging with a greenhouse and fruit bushes. A pathway leads to a superb all weather AstroTurf tennis court.

On the eastern side of the house, a field gate from Carlton Lane gives access to a small paddock backing onto open countryside. PLANNING CONSENT HAS NOW BEEN GRANTED FOR THE ERECTION OF A DWELLING (SELF BUILD) AND CHANGE OF USE OF AGRICULTURAL LAND TO C3 USE RESIDENTIAL GARDEN (Approved 1st November 2023 - Ref No. 23/01179/FUL).

LOCATION

The picturesque village of Burton Overy is renowned as one of south east Leicestershire's most desirable and unspoilt villages, surrounded by beautiful open countryside, and having a notable public house, historic parish church and a dairy farm selling local produce. The nearby village of Great Glen offers excellent day to day amenities including several shops and a Co-op store, post office and doctors surgery. More comprehensive shopping and supermarket facilities are available in nearby Oadby, the City of Leicester, Fosse Park and the thriving town of Market Harborough. For the commuter, the M1 is accessible at either Junctions 20 or 21, and both Market Harborough and Leicester have mainline rail services to London St Pancras. The area boasts excellent schooling including a primary school in Great Glen and Church Langton, Leicester Grammar School and Stonegate School both based in Great Glen, together with further schools in Oakham, Uppingham and Stamford.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, the beautifully presented and well proportioned accommodation comprises:

RECEPTION HALL

Oak panelled entrance door, oak strip flooring and oak wall panelling, feature panelled staircase off with cupboard beneath and access hatch to a useful wine cellar. To the front, a bayed and leaded window enjoys views over the front garden with fields beyond.

DRAWING ROOM

20'6" x 15'0"

A stunning room with oak beamed ceiling, bayed window with in-built seat overlooking the side garden, feature inglenook with brick open fireplace having ornate carved cupboards to either side, rear window and two French doors leading out to:

CONSERVATORY

19'3" x 10'2"

Glazed and leaded windows with double doors leading out to the garden enjoying a southerly aspect, recessed double cabinet, radiator, French door to:

SNUG

16'9" x 12'4"

A cosy room with beamed ceiling, attractive brick open fireplace with oak mantle, oak framed and leaded display cabinet with cupboard beneath, glazed and leaded window overlooking the rear garden with in-built seat.

DINING ROOM

16'7" x 11'3"

Two glazed and leaded windows to front enjoying views over paddock land, two radiators, wall light points.

BREAKFAST KITCHEN

20'8" x 10'7"

Range of bespoke base and wall cupboards with several drawers, glazed and leaded display cabinet, white deep glazed Belfast double sink with chrome mixer tap over, integral dishwasher and fridge, gas fired Aga in green with three ovens and two chromed hotplates set within tiled recess, oak boarded flooring, glazed and leaded windows to two elevations enjoying views over the gardens, panelled walls beneath oak dado rail, walk-in pantry with shelving.

CLOAKROOM/WC

With rear entrance lobby and door leading out to the garden, wash hand basin, cupboards, coat rail and separate wc.

FIRST FLOOR

GALLERIED LANDING

Approached via a panelled staircase with oak balustrade and handrail, windows to front overlooking fields.





PRINCIPAL BEDROOM

20'6" x 13'5" inc wardrobes
Windows overlooking the rear garden, two built-in double wardrobes, radiator, feature brick fireplace.

EN-SUITE SHOWER ROOM

8'0" x 6'3" max
Fully tiled with shower cubicle, wash hand basin, linen store, chrome heated towel radiator and side window.

DRESSING ROOM

9'7" x 5'10" max
A charming oak panelled room with recessed wardrobes in oak, wash hand basin, chrome heated towel radiator and window to front.

BEDROOM TWO

11'7" x 11'0"
Windows overlooking the rear garden, recessed wardrobe, radiator, wash hand basin with mirror surround.

BEDROOM THREE

10'6" x 14'7"
Dual aspect windows with views over the gardens and open countryside, radiator, large walk-in wardrobe with shelving and hanging rail.

BEDROOM FOUR

10'6" x 7'8"
Recessed wardrobe, window overlooking the rear garden.

BATH/SHOWER ROOM

11'7" x 7'10"
Recently refitted white four piece suite comprising panelled bath with shower attachment over, fully tiled shower area with glazed door, twin wash hand basins with mixer taps over and cupboards beneath, low flush wc, matching tiled surrounds, heated towel radiator, window to front with views.

ATTIC ACCOMMODATION

Approached via a staircase off the main landing.

LARGE L-SHAPED GAMES ROOM/ BEDROOM 5

With window to gable end and window to front enjoying superb views, useful store room with built-in drawers, cupboards and open wardrobe. Extensive attic space providing excellent storage and potential for conversion, subject to planning.

RANGE OF ADJOINING OUTHOUSES:

SIDE ENTRANCE LOBBY

With doors to front and rear, lots of storage space. Staircase rising to USEFUL LOFT over garage.

UTILITY ROOM

11'6" x 6'5"
White deep glazed Belfast sink, wooden drainer, rear window, space for fridge/freezer, plumbing facilities for washing machine. There is also an adjoining SEPARATE WC.

DOUBLE GARAGE

16'7" x 15'0"
Remote control up and over door to front, rear personal door to lobby, radiator. There is also a BOILER ROOM, COAL/LOG STOES.

THATCHED GARDEN STORE

With double doors leading to useful storage shed, and side door leading to workshop.

Delightful rear garden of excellent size enjoying a southerly aspect with a crazy paved sun terrace immediately to the rear of the house having a mature climbing Wisteria which looks an absolute picture in the summer, variety of fruit trees, flower and shrub borders, productive vegetable patch enclosed by yew and beech hedging having a greenhouse and variety of fruit bushes. A paved path leads down to an all weather Astroturf tennis court.

On the eastern side of the plot is a paddock area approached via a gateway from Carlton Lane with post & rail fencing. PLANNING CONSENT HAS NOW BEEN GRANTED FOR THE ERECTION OF A DWELLING (SELF BUILT) AND CHANGE OF USE OF AGRICULTURAL LAND TO C3 USE RESIDENTIAL GARDEN (Approved 1st November 2023 - Ref No. 23/01179/FUL). For further information, please liaise with Harborough District Council Planning Team.

ESTATES AGENTS ACT 1991

In accordance with the above Act, we wish to disclose that the vendor is related to an employee of Andrew Granger & Co. Further details from the selling agents.

RESTRICTIVE COVENANT

A Development Uplift Clause will be incorporated within the contract should planning consent be granted for more than two dwellings on the overall plot based on an average of 30% for 25 years. Further details from the selling agents or the vendor's solicitors.



Floorplan



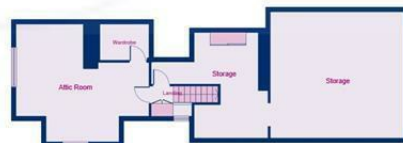
Ground Floor

Floor Area (Gross Internal) 163.1 sq.m. (1,756 sq.ft.) approx (Excluding blue shaded areas)



First Floor

Floor Area (Gross Internal) 118.6 sq.m. (1,277 sq.ft.) approx (Excluding blue shaded areas)



Second Floor

Floor Area (Gross Internal) 90.5 sq.m. (974 sq.ft.) approx

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EPC Rating - E

Tenure - Freehold

Council Tax Band - H

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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