



**Sulby Lodge Farm, Welford Road, Sibbertoft, Nr Market
Harborough, LE16 9UJ**



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**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A substantial 6 bedroomed detached former farmhouse of character with a separate annexe, offering potential for renovation and extension, subject to planning, having the advantage of extensive gardens and paddock land of approximately 3.64 acres enjoying stunning views over open countryside in this idyllic rural setting lying just outside the north Northamptonshire village of Sibbertoft only some 7 miles south west of the thriving town of Market Harborough.





Key Features

- Substantial detached former farmhouse
- Early 18th century origins
- In need of modernisation and improvement
- Formerly two dwellings
- 4 reception rooms
- 6 bedrooms and 3 bathrooms
- Separate 1 bedroomed annexe
- Attractive gardens
- Paddock land of approx 3.64 acres, overall site 5.37 acres
- No chain!

**Offers Over
£600,000**

DESCRIPTION

Approached via a long driveway, this detached country house is believed to have early 18th Century origins retaining many character features, and now offers a rare opportunity for renovation, remodelling and extension, subject to planning. Presently, the ground floor accommodation includes four reception rooms including a charming snug with inglenook, and a kitchen. Off a separate hallway is a self contained annexe with a living room, kitchen, conservatory, double bedroom and bathroom. It also has its own garden.

On the first floor there are five good sized bedrooms, shower room/wc with dressing room, and family bathroom. On the upper floor is a further double bedroom and spacious en-suite bath/shower room.

The gardens and adjoining paddock land form a most attractive feature of the property. The garden is lawned with beautifully stocked flower and shrub borders and a walled frontage. There is also off road parking and a carport. The paddock land lies to the south and west of the house, and is divided into two fields.

LOCATION

Sulby Lodge Farm lies just outside the village of Sibbertoft in an idyllic rural setting. Sibbertoft is a highly sought after village close to the borders of Leicestershire and Northamptonshire, and has a public house, a fine parish church and primary schooling in the neighbouring village of Clipston. The thriving town of Market Harborough lies approximately 8 miles distant, and offers excellent shopping and supermarket facilities, bars, restaurants, cafes, a theatre and leisure centre. For the commuter, Market Harborough has mainline rail services to London St Pancras in approximately 1 hour, the A14 lies to the south, and the M1 is accessible at Junction 20.

ACCOMMODATION IN DETAIL

With the benefit of oil fired central heating, the accommodation includes:

GROUND FLOOR

From the front, a path leads through a brick archway to an entrance lobby giving access to the hall with staircase off and a cloakroom/wc.

There are two principal reception rooms including a spacious living room with stone fireplace and views over the garden, and a dining room with attractive display cabinets. There is also a study and conservatory enjoying views over the gardens.

Of an inner hall is a door with steps leading down to a cellar. The breakfast kitchen has a range of fitted cupboards and a Rayburn, with a door leading through to an charming snug with an attractive inglenook fireplace with display cupboards to either side and oak beams. There is also an office, and a couple of utility areas. A doorway gives access to the annexe.





FIRST FLOOR

The first floor has a principal bedroom with an en suite dressing room with fitted cupboards, separate shower, washbasin and wc. There are a further 4 bedrooms each with washbasins, and a family bathroom.

SECOND FLOOR

On the upper floor is a spacious bedroom and large bathroom

ANNEXE

Approached via a separate side entrance porch, and an inter-connecting door to the main house, the annexe has a hallway with cupboards off, sitting room with fireplace, conservatory overlooking the garden, breakfast kitchen, double bedroom and en suite bathroom. The annexe has its own garden and parking.

OUTSIDE

From the driveway, an iron gate opens into a courtyard garden with walled surround, low hedging and shrub borders.

A brick arch with wooden gate leads through to a delightful garden with walled frontage, rose bed, pond, an old summer house, extensive lawned areas, flower and shrub borders, variety of trees. There is an orchard area with several fine trees.

To the south of the house is a paved patio, a large Wellingtonia, and a gate leading through to the paddocks.

Paddock Land

Of approximately 3.64 acres, divided into 2 fields, with water supply. The fields lie to the south and west of the house. The property is approached via a long driveway, over which neighbours have a right of way, and in total, the gardens/house, paddock and driveways amount to approximately 5.37 acres.

WAYLEAVES & EASEMENTS

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.

RESTRICTIVE COVENANT

A development uplift clause will be incorporated within the contract should planning consent be granted for an additional dwelling or further dwellings within the grounds on the basis of 30% over 30 years Further details from the selling agents or solicitors.

TENURE

The tenure is freehold. The property is approached via a shared driveway, further details from the selling agents.

SERVICES

Mains water and electricity are connected, and there is a septic tank within the grounds. There is an oil fired central heating boiler, assisted by an oil fired Rayburn.



Floorplan

Approximate Gross Internal Area
 392.7 sq. m. (4227 sq. ft.)
 Carport At 12.3 sq.m. (132 sq.ft.)
 Total 405.0 sq. m. (4359 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

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.



EPC Rating - G

Tenure - Freehold

Council Tax Band - G

Local Authority
 Daventry



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



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