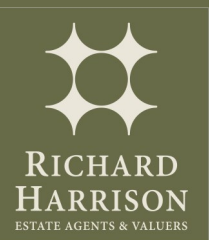




Osier Villa

Syston Road | Rothley | LE7 4UZ

Offers over £350,000



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Syston Road |

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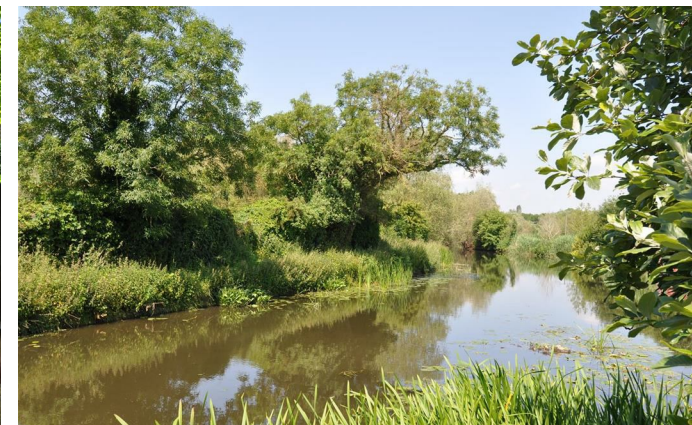
Offers over £350,000

**** VIEWING BY APPOINTMENT ONLY **** An attractive and impressive detached Victorian house in a stunning riverside setting, nestled on the banks of the river Soar. Osier Villa is a masterpiece in Victorian craftsmanship and was built by the Rayns Family with outbuildings for the family business of basket weaving. Offering a unique lifestyle opportunity, the property requires general modernisation and improvement to make it an ideal family home and is offered with no upward chain. Featuring a range of double height barns and outbuildings, ideal for further development and possible incorporation into the main living accommodation.

- Impressive Victorian property
- In need of general modernisation
- Stunning riverside setting
- Immense potential
- Extensive flexible outbuildings
- Four bedrooms
- Three reception rooms
- Breakfast Kitchen
- Mooring and Fishing rights
- No upward chain

Osier Villa

Osier Villa was built by the Rayns family of Sileby along with a separate two storey building adjacent to the house. This was built to accommodate the family business of basket weaving, where the main raw material was the Osier Willows which grew in abundance around the River Soar, this gave the house its name. The house was bought by the current family who have made changes to the house over the years in keeping with the character. Of particular historical interest is the wrought iron fireplace hoist which was saved during the demolition of the house which belonged to travel agency founder Thomas Cook at Melbourne, Derbyshire.



"The Osier Willows grew in abundance around the River Soar, which gives the house its name"



Entrance Porch

Featuring an original solid timber front door with carved wood features and heavy door knocker. The door is also glazed with overhead window and original large box lock.

Entrance Hallway

An open plan hallway from the Entrance Porch. Boasting a feature staircase of carved wood, timber spindles and handrail with curved Newell post. The Hallway is open plan to the Lounge/diner and has access to the dining room via glazed double doors.

Lounge/Diner

Formerly two separate reception rooms, this large open plan Lounge/diner creates a wonderful entertainment space with a magnificent feature inglenook fireplace and open fire, with wrought iron fireplace hoist salvaged from the home of Thomas Cook. There is a door giving access to a Cellar.

Dining Room

Abundant in character, this delightful room overlooks the river and has ceiling rose, coving and magnificent feature Adams style fireplace with marble surround.

Breakfast Kitchen

Benefitting from a vast range of bespoke fitted pine cupboards and drawers, worktop and space for appliances. There is a door giving way to a store cupboard.

First Floor Landing

A spacious landing with feature staircase rising from the ground floor, there is access to all bedrooms, W/c and bathroom.

W/c

A separate W/c with low level flush W/c and wash hand basin.

Bedroom 1

A large bedroom with stunning views over the river at the front, there is also a fabulous feature fireplace.

Bedroom 2

A spacious double bedroom with feature fireplace and window to the front enjoying wonderful views.

Bedroom 3

A large double bedroom with feature fireplace.

Bedroom 4

A flexible room ideal as childrens bedroom or study.

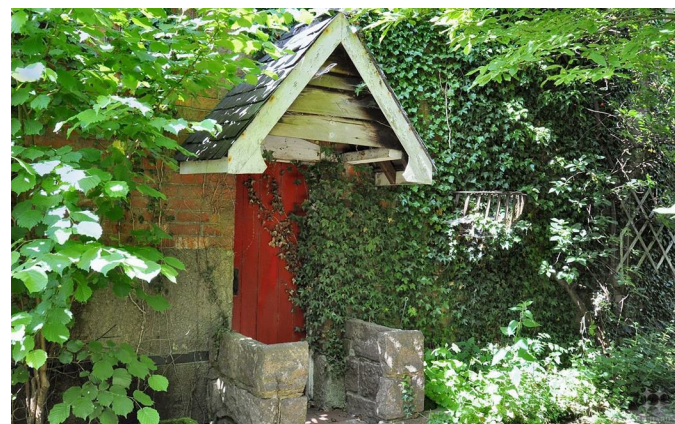
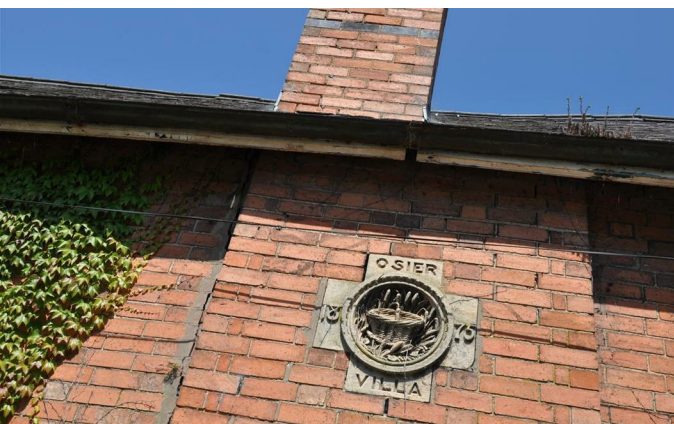
Bathroom

A large bathroom with bath, separate shower cubicle, W/c and pedestal wash hand basin.

Outbuilding 1

A large glazed and timber frame outbuilding with stone wall areas, ideal as covered parking/storage and with abundant further potential.





Outbuilding 2

Forming the ground floor of the two storey Weaving workshop, this is an ideal area for storage or for further development (subject to planning permission).

Store 1

A useful store room with endless potential and linking to Store 2.

Store 2

A small storage area next to Store 1.

Garden

The unique setting of this Victorian home is stunning, set on a peninsular from the Syston Road where the navigable Grand Union Canal to one side meets the River Soar to the other, with the property enjoying Mooring and Fishing rights. The house has extensive off road parking, well stocked gardens with shrubs, plants and trees. There are numerous areas of secret gardens, sitting and entertaining areas with fantastic views across the river and surrounding countryside.

Agents Note

The property requires general modernisation and improvement, some of which may be structural (no survey carried out) the abundance of charming character features such as fireplaces, coving, ceiling rose and carved wood features makes this a wonderful opportunity for the experienced purchaser to acquire an impressive home with abundant potential, particularly around the possible future development of the character outbuildings to possibly incorporate into the main living accommodation. The property has mains Electric and Water, and a private Septic Tank.

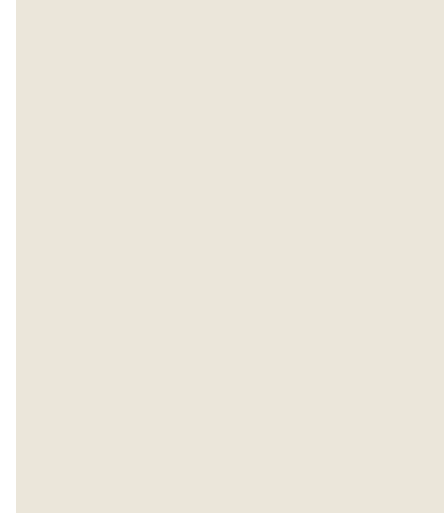
The Area

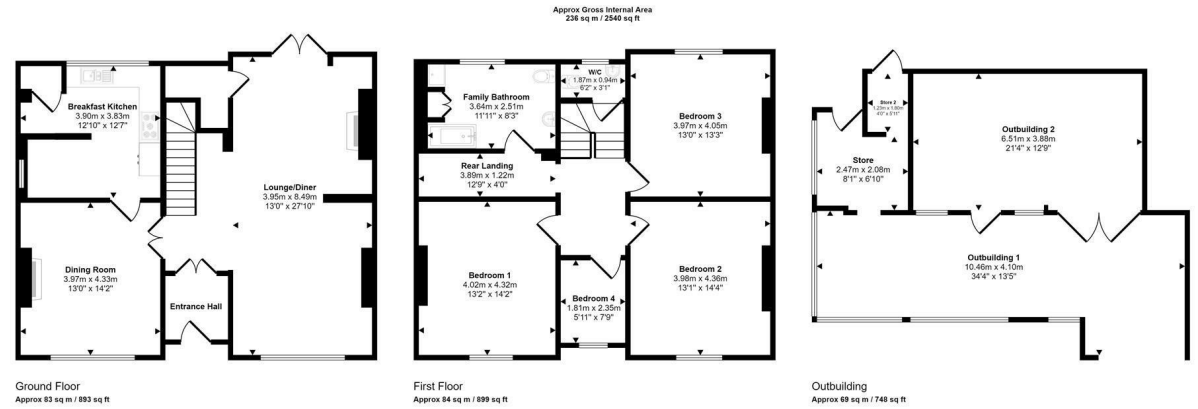
The property sits in a unique position along the Syston Road which runs between Rothley and Cossington. The well known Cossington Mill sits just across the road, making this a superb spot or those who enjoy walking, fishing and countryside scenery. The A6 Bypass between Leicester and Loughborough is close by offering easy access by road to local amenities. The village of Rothley is well known for its abundant facilities including School, quaint Pubs, Shops and Mini supermarkets.

Extra Information

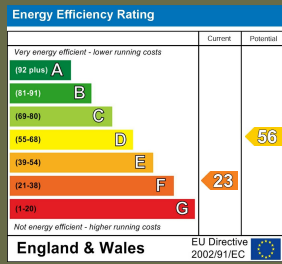
To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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