



# Valley Cottage

School Lane | Woodhouse | LE12 8UJ

Guide price £1,395,000



**RICHARD  
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Arguably one of the finest character properties in the Charnwood Forest, Valley Cottage is a stunning Grade II listed property enjoying an idyllic setting in this much sought after village boasting a vernacular appearance blended beautifully with the very highest quality interior and deceptive living accommodation which has been further enhanced. Set in just under 2 acres of stunning gardens and paddock, this heavily beamed cottage offers an impressive reception hall with four reception rooms, bespoke fitted kitchen, utility and WC, a total of five bedrooms including a recently converted and stunning master bedroom suite with its own luxury en-suite bathroom. There are three further bath/shower rooms in the main building making this ideal for various guest en-suite bedrooms or for a family. A truly wonderful home, the likes of which are incredibly rare to the market.



- Fine Period Home
- Country Village Setting
- Approx 1.85 Acres of Landscaped Gardens and Paddock
- Attractive Vernacular Appearance
- Grade II Listed
- Extensive Garaging and Parking
- Five Bedrooms and Four Bathrooms
- Four Reception Rooms
- Bespoke Fitted Kitchen
- No Upward Chain

*"Arguably one of the finest character properties in the Charnwood Forest"*



### Reception Hall

An impressive entrance with heavily beamed ceiling, feature exposed stone wall, solid oak flooring, stairs rising to the first floor with storage beneath, window and door to the rear overlooking the garden.

### Sitting Room

With feature contemporary log burner, window to the front incorporating a window seat, limewashed beamed ceiling, door to hallway and dining room.

### Dining Room

A wonderful feature to the property as a dining room or alternatively as summer sitting room overlooking the garden through window and double doors onto a patio. There is a multi-fuel stove on slate hearth, double height Cathedral ceiling, oak flooring, feature exposed beam and exposed feature stonework.

### Breakfast Room

Offering a number of potential uses, this breakfast room could also be used as a snug/sitting room and has windows to both the front and rear elevations. Featuring an inglenook fireplace with multi-stove burner and limestone surround with matching mantel and quarry tiled hearth, original fitted alcove cupboards, original bread oven door, colourwashed beamed ceiling, limestone flooring with underfloor heating and access to the kitchen making this an ideal everyday living space.

### Kitchen

Fitted with an extensive range of bespoke handmade units by Osborne of Ilkeston comprising repainted solid frontages with timber internals, both floor and wall mounted with light coloured quartz working top, one and a half bowl Blanco sink unit and drainer with Quooker boiling water/hot and cold mixer tap above, range cooker with electric induction hob and electric ovens, extractor hood above, integrated Miele dishwasher, space for fridge freezer, limestone flooring with underfloor heating, window to the front and rear, door out to the rear onto patio area and access into the inner lobby.

### Inner Lobby

With limestone flooring, recess ceiling spotlighting, cupboard housing the wall mounted gas central heating boiler, window to the side and door giving access into the double garage. There is also an enclosed staircase rising to the master bedroom suite.

### W/C

With a two piece suite comprising granite work surfacing and inset circular sink unit with cupboards under and eye level units over and low level WC. Mirror with recess lighting and extractor fan.

### Utility Room

With Belfast sink unit and granite worktops, space and plumbing for washing machine and tumble dryer, storage units, recess ceiling spotlighting, limestone flooring and access to WC.



### **Family Room**

A versatile family room with doors at the side leading out onto the patio making this an ideal summer evening room. There is also a window to the rear overlooking the stunning garden, gas stove with log effect, oak effect laminate flooring, ample space for sitting room furniture.

### **First Floor Guest Suite**

Comprising a wonderful feature bedroom with luxury en-suite bathroom ideal as a master bedroom or alternatively as a virtually self-contained guest annexe.

### **Guest Bedroom Suite**

A generously proportioned room with window to the side, French doors out onto a balcony overlooking the stunning garden at the rear, window to the rear, bespoke fitted furniture comprising wardrobes and drawer units, recessed ceiling spotlights and access to:

### **En-Suite Bathroom**

A truly stunning luxury fitted en-suite bathroom with feature Victoria and Albert suite comprising contemporary freestanding bath with floor mounted mixer tap above, vanity wash hand basin, a Geberit push button flush WC, a wet room style shower cubicle with Hansgrohe mixer shower, heated towel rail, tiled flooring with underfloor heating, eaves storage space, recess ceiling spotlights, window to the rear and side elevations.

### **First Floor Landing**

On the first floor approached via a staircase from the reception hallway is the first floor landing with a spiral staircase to the second floor, window to the front and feature exposed beams.

### **Bedroom Two**

A potential alternative master bedroom suite with window to the front incorporating window seat, window to the rear, recessed ceiling spotlighting and access to:

### **En-Suite**

A luxury fitted en-suite with an abundance of limestone tiled flooring and walls, walk-in shower cubicle, vanity WC, circular sink unit with vanity storage beneath, heated towel rail, fitted mirror, window to the rear, underfloor heating, feature exposed beams and recessed ceiling spotlights.

### **Family Bathroom**

A high quality fitted bathroom suite with panelled bath, shower above, wash hand basin, WC, window to the rear, underfloor heating and contemporary tiling.

### Inner Landing

With window overlooking the front garden, airing cupboard with full height shelving. This area could also be used as a potential study.

### Bedroom Three

With window to the side and rear overlooking the garden and views beyond. Ample space for double bed and bedroom furniture, recessed ceiling spotlighting.

### Bedroom Four

With window to the rear overlooking the garden and views beyond, feature exposed beams.

### Second Floor Landing

Approached via a specifically spiral staircase from the first floor landing is the second floor landing with window overlooking the rear garden and views.

### Bedroom Five

With windows to the side and rear, built-in shelving and cupboard, ample space for double bed and bedroom furniture.

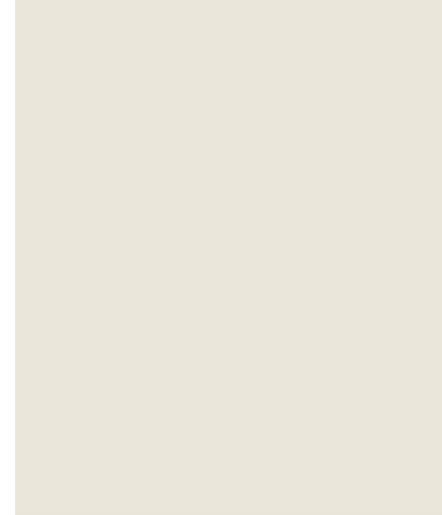
### Shower Room

A luxury feature fitted shower room in a contemporary polished tiled style with large walk-in shower cubicle containing mixer shower, mood lighting, circular ceramic sink bowl unit with vanity storage beneath, WC, heated towel rail, extractor fan, underfloor heating, recessed ceiling spotlighting.

### Garden

Sitting in a delightful corner plot on the edge of this sought after village, this iconic property is particularly well recognised locally and enjoys wonderful lighting features making it particularly impressive in the early evening whilst also providing extra security through electrically operated countryside style timber five bar gate and matching pedestrian gate at the side. A large gravel driveway provides off road parking for a number of vehicles which in turn leads to a double garage and a separate single garage. There is a Stock Proof Paddock enclosed by mature hedging, laid to grass and with separate access onto the lane.

The gardens boast a wonderful variety of shrubs, plants and trees, hedgerows, timber panelled fencing and a great deal of privacy all round. There are lovely flower borders and feature ornamental box hedging forming a parterre adjacent to the property and sun terracing ideal for entertaining during the summer months. There are two garden sheds and a small brick store and a wonderful large lawn ideal for families with gated access into the adjacent paddock.



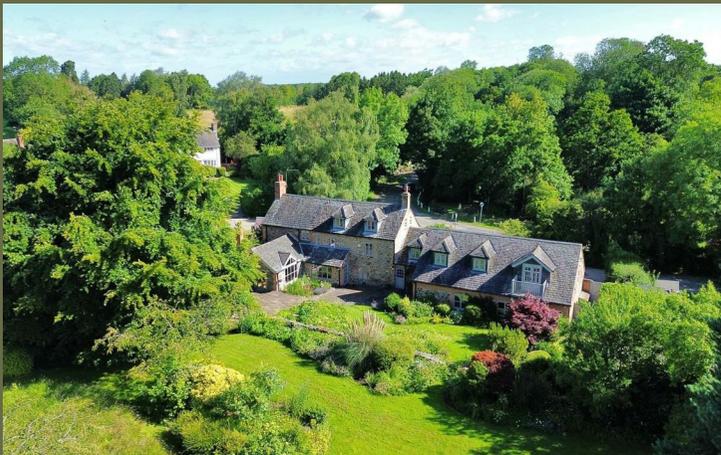
## The Area

Woodhouse is a highly desirable Charnwood Forest village situated close to excellent local facilities at Quorn. Having serviced the Beaumanor Hall Estate, the village offers an attractive variety of cottages and period properties as well as stunning individual new homes. Situated in the Heart of the Charnwood Forest, the nearby village of Woodhouse Eaves offers excellent pubs and further facilities and other Forest attractions include golf at Charnwood Gold Club, The Beacon, Bradgate Park and Old John. The village is particularly well placed for excellent local schooling at Loughborough, Leicester and Ratcliffe, Intercity rail service to London St Pancras is one hour ten minutes from Leicester.

## Extra Information

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](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>



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