



Silver Birches

Main Street | Rempstone | LE12 6RH

Guide price £600,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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An attractive and impressive three storey Georgian house, occupying a generous garden plot extending to 0.44 acres. Offering the discerning purchaser an outstanding and rare opportunity to modernise, this exciting opportunity presents itself to the market with no upward chain. The property features an abundance of original character and well proportioned rooms, with a vast array of outbuildings to the rear, including an old bakery, with potential to alter to create additional impressive living space (subject to planning/necessary consents). The Outbuildings are laid out in such a way that it lends itself to the incorporation of them into the main property to perhaps create an impressive living/dining kitchen space or annex subject to the necessary planning permissions and consents required. There is extensive off road parking, mature gardens, ornamental pond and fruit garden. The Village of Rempstone is well located for ease of access along the A60 to nearby Loughborough and Nottingham, as well as being superbly situated for access to the M1, East Midlands Airport and various Midland Mainline Stations with direct link to London St Pancras.



- Impressive Georgian House
- Garden Extending to 0.44 Acres
- Vast Array of Outbuildings
- Immense Potential to Convert/Extend
- Grade II Listed
- Sought After Village
- Six Bedrooms
- Two Bathrooms
- Three Receptions Rooms
- No Upward Chain



"An impressive and attractive Georgian home"



Entrance Hall

A spacious entrance hall with fitted shelving, sash window and original timber panel widow with decorative glazed windows.

Inner Hall

A main thoroughfare to the property, with an attractive full return staircase with curved timber handrail rising to the first floor.

Lounge

A well proportioned reception room enjoying open fire with decorative marble surround and mantelpiece above. There is fitted alcove shelving, window to the front and side.

Living Room

An impressive room with window to the front and side, inglenook fireplace with log burner inset, feature exposed wall and ceiling beams and a door gives access to the Cellar.

Rear Hall

Giving access from the Inner Hall to the Dining Room and Kitchen, there is also a window and door to the rear courtyard with further access to the outbuildings.

Dining Room

A spacious room with window to the side and access to the Kitchen.

Kitchen

Fitted with a range of wall and base mounted units, laminate worktop, window to the side and door to the rear.

First Floor Landing

With staircase rising to the second floor and access to -

Bedroom 1

A spacious double bedroom with fitted bedroom furniture and window to the front.

Bedroom 2

A large bedroom with window to the front.

Bedroom 3

With a built in cupboard and a window to the front.



Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and w/c, with window to the side and tiled splash backs.

Second Floor Landing

A spacious landing area with access to -

Bedroom 4

A large bedroom with fitted wardrobes and window to the front.

Bedroom 5

With window to the front.

Bedroom 6

With fitted cupboard and a window to the front.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and w/c. There is a window to the rear, tiled floor, splashbacks and airing cupboard.

Outbuilding 1

Currently used as a store and has double opening timber doors.

Outbuilding 2

A large store room with stairs up to a loft area. This room also has a door to -

Outbuilding 3

A large room with window to the rear.

Coal Shed

A substantial additional room adjacent to Outbuilding 2.

Bakery

Believed to have been a former bakery, with an old oven, fireplace and window to the rear.

Outside

The property has a classic attractive Georgian appearance, with mature trees and shrubbery across much of the garden plot. There is a gravel driveway to the left of the property allowing off road parking for a number of vehicles. The garden plot extends to 0.44 acres and much of the rear is lawned, with border shrubbery, patio areas, ornamental pond and fruit garden.

The Area

Rempstone is a small but popular village with excellent local access via the A60 to Loughborough and Nottingham. There is also easy access to the East Midlands Parkway, along with Midland Mainline links from Loughborough and Nottingham stations direct to London St Pancras. The village has numerous picturesque walks nearby, a local village pub and village hall.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

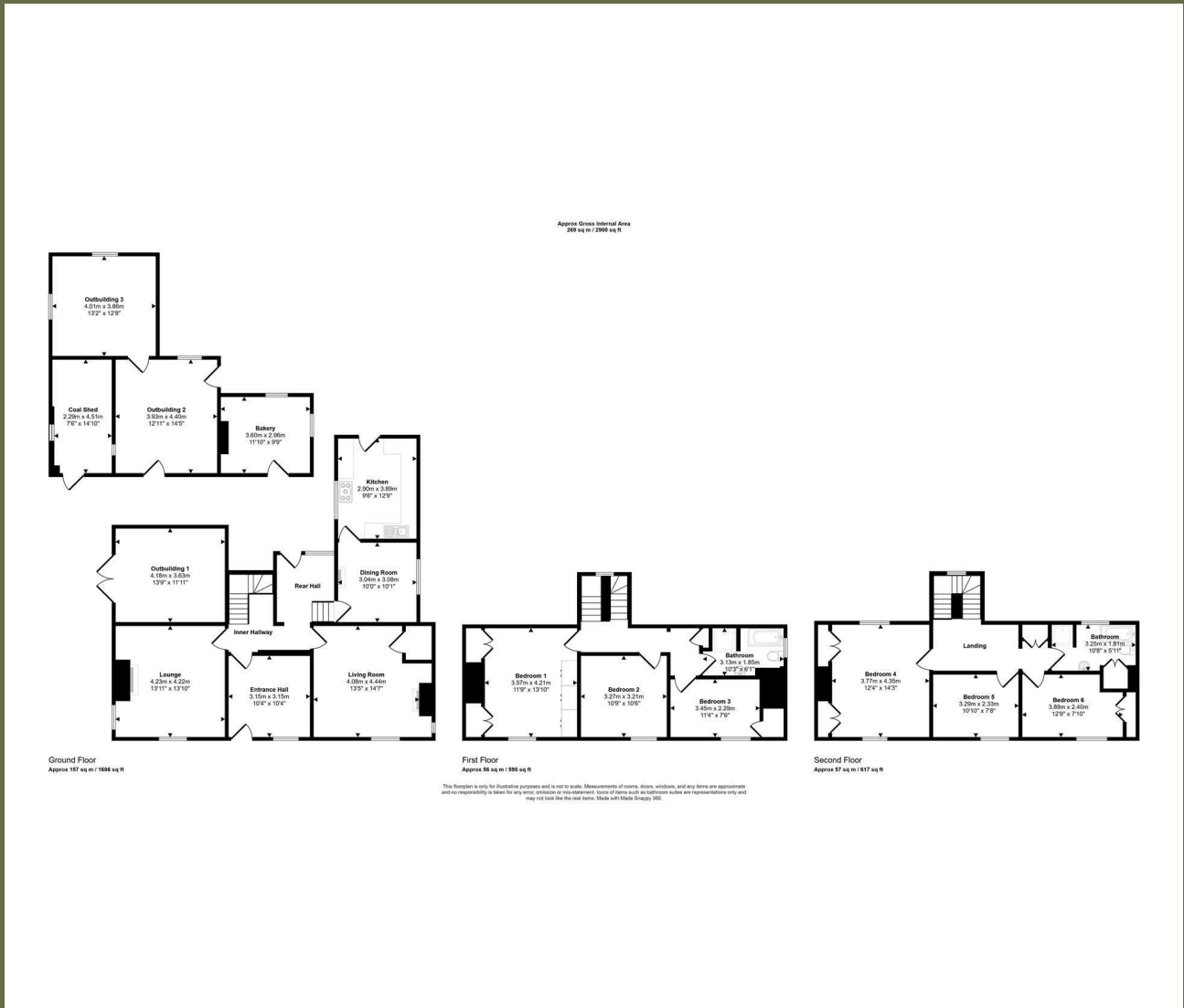
https://checker.ofcom.org.uk/en_gb/broadband-coverage

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



"Offering exciting further potential"





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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