



Cliffe Lodge

Cotes Road | | Barrow Upon Soar | LE12 8JP

Guide price £625,000



**RICHARD
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ESTATE AGENTS & VALUERS

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An attractive detached residence boasting an architecturally impressive façade and set in a popular village location. This deceptively proportioned property offers a range of character features throughout, with a stunning stone faced entrance porch through to inner hallway, two principle reception rooms, kitchen, utility room and boot room with first floor landing giving way to four generously proportioned bedrooms and a bathroom. Externally the property sits in this much sought after and well established residential location with ample off road parking on gated driveway, leading to garage. There is a Mediterranean style enclosed courtyard at the rear enjoying a wonderful vantage point of the pillared rear entrance to the property along with a generous and well maintained garden featuring a Victorian glass greenhouse.

Individual Character Home

Generous Garden

Two Reception Rooms

Gas Central Heating

Rare Opportunity

Attractive Palladian
Architecture

Four Large Bedrooms

Garage and Driveway

Walking Distance to
Amenities

Viewing Recommended

Storm Porch

An attractive stone faced storm porch with exterior lighting and pathway from the driveway.

Entrance Hall

An impressive entrance with timber panel front door, along with glazed doors giving access to the rear courtyard, an internal door gives way to the inner hallway.

W/c

With low level flush w/c.



*"An
exceptional
character
home"*



Inner Hallway

A spacious hallway with window through to entrance hall there is a decorative spindle and banister staircase rising to the first floor with useful understairs storage cupboard.

Living Room

A substantial reception room with windows to three sides and a feature log burner. The generous proportions of this living room make it an ideal entertainment space.

Sitting Room

A flexible and versatile room with ample space for living and dining room furniture, enjoying wonderful vantage points over the garden and out to the enclosed courtyard at the rear. There is easy access to the kitchen and utility room.

Kitchen

A spacious kitchen with an ample range of contemporary wall and base mounted units, range cooker space and integrated dishwasher, windows to two sides and access to the utility room.

Pantry

Useful space with ample storage.

Utility Room

A useful utility room giving way to the boot room and having space and plumbing for washing machine.

First Floor Landing

A spacious first floor landing with windows and access to all rooms.

Bedroom 1

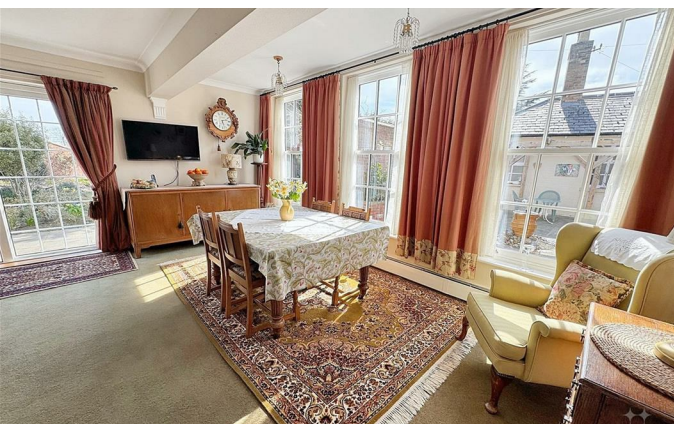
An impressive master bedroom suite with feature high level ceilings and exposed timber beams, windows to two sides and ample space for a bed and bedroom furniture.

Bedroom 2

A spacious bedroom particularly generous in size and currently used as a twin bedroom.

Bedroom 3

A spacious room currently used as a craft/hobbies room with ample space for bed and bedroom furniture.



Bedroom 4

A generously proportioned bedroom with window at the front elevation and ample space for bed and bedroom furniture.

Bathroom

A spacious family bathroom with three piece suite comprising low level flush WC, wash hand basin and bath.

Outside

A most elegant and impressive garden plot with timber gated driveway access upon gravel driveway with off road parking for a number of vehicles and accessing the double garage. A delightful Mediterranean style enclosed courtyard with Pergola enjoys a wonderful vantage point of this attractive property. Gated access gives way to the main garden which is lawned and has fabulous mature planted borders along with a Victorian brick based timber and glass greenhouse with grapevine. There is also a timber summer house playhouse and the garden has a wonderful feel with walled surroundings and an impressive monkey puzzle tree.

The Area

The property is set within a short walk to the village centre, with its vast array of shops, pharmacy, doctors, dentist and mini supermarkets. The train station provides links to Leicester and Loughborough, whilst the excellent road network of the A6 and A606 gives ease of access to the county.

Extra Information

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

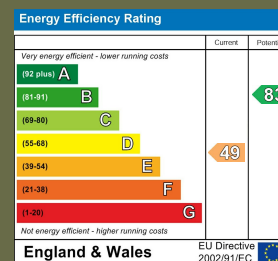
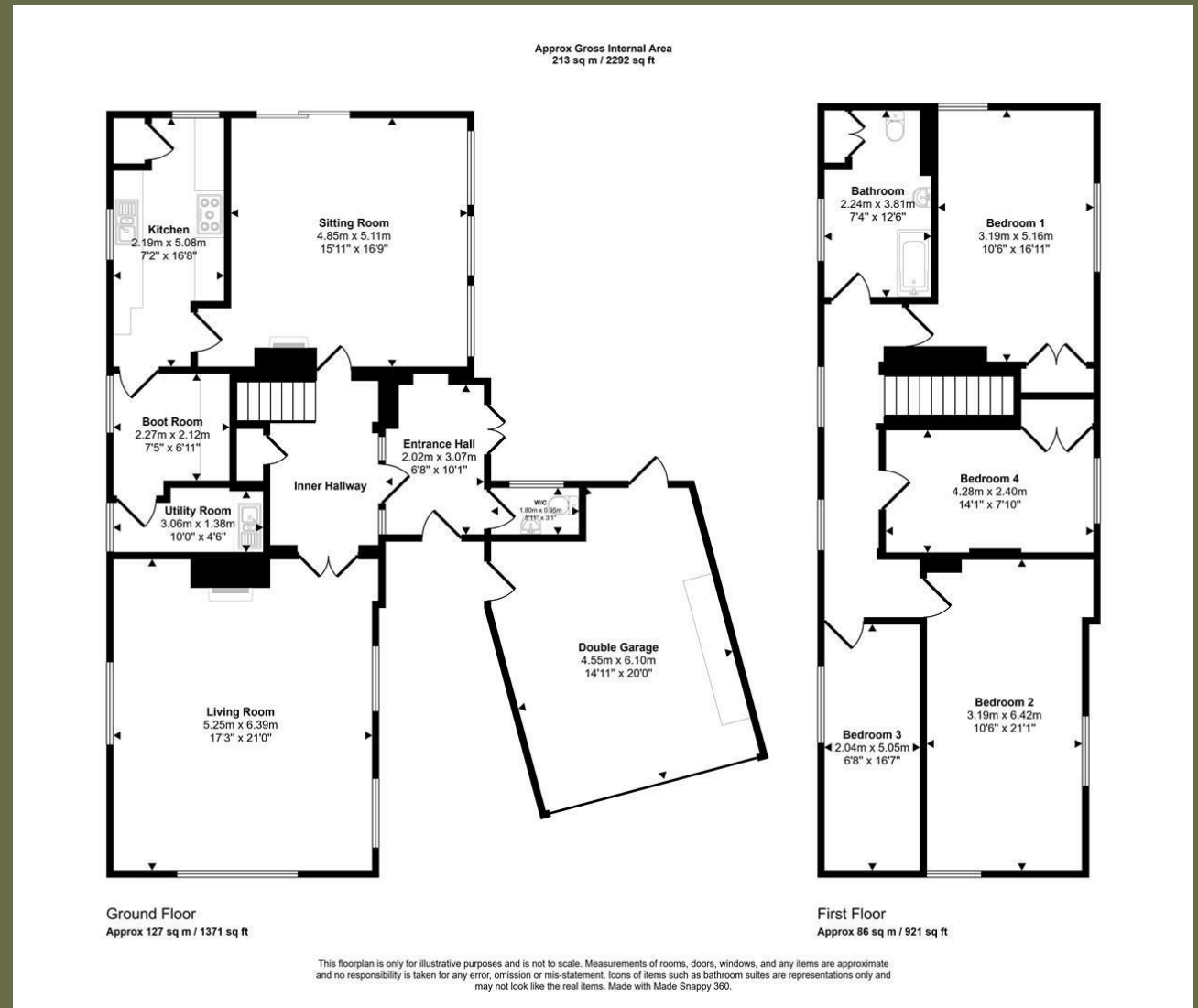
https://checker.ofcom.org.uk/en_gb/broadband-coverage

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



"Situated within a short distance to amenities"





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