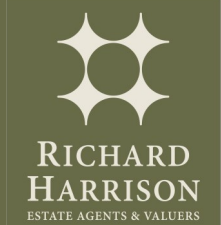




Main Street | | Hoby | LE14 3DT  
Offers over £750,000





Main Street |

Hoby | LE14 3DT

Offers over £750,000

**\*\* OPEN DAY - SATURDAY 11TH OCTOBER - 10AM - 12PM \*\***

**\*\* MEET THE ESTATE AGENT - NO APPOINTMENT  
NECESSARY \*\***

An impressive and deceptively spacious Barn Conversion, nestled into the heart of this much sought after and highly regarded village. The property offers all the attributes one would expect in a conversion of this type, with vaulted ceilings and exposed beams, the accommodation provides flexible living space and a beautiful garden. Having 4 bedrooms, study, 3 bathrooms, dining kitchen, utility and w/c, there is a magnificent open plan living room and mezzanine/snug above. A bespoke Amdega Garden Room extension sits at the rear, overlooking the beautifully maintained gardens, with far reaching views across neighbouring farmland. There is a double garage and ample parking. An internal viewing is essential to really appreciate the accommodation on offer. NO UPWARD CHAIN.

- Impressive Barn Conversion
- Four Bedrooms
- Vaulted Ceilings
- Open Plan Living Room
- Double Garage
- Sought After Village Position
- Three Bathrooms
- Exposed Timber Beams
- Mezzanine/Snug
- Oil Fired Central Heating





*"An outstanding example of a Barn Conversion"*



### **Entrance Porch**

An architecturally impressive addition to the property, with Velux window and full length glazing to the side, making this a lovely spot for a coffee and a book!

### **Entrance Area**

Upon entering the property, there is a spacious entrance area leading to -

### **Living Room**

Featuring vaulted ceilings, exposed beams and a magnificent showpiece exposed brick fireplace with inset log burner.

### **Amdega Garden Room**

A bespoke designed and fitted garden room by reknowned company Amdega, offering a wonderful aspect over the garden.

### **Dining Kitchen**

A superbly spacious rustic style kitchen with a vast range of bespoke timer fitted units, Belfast sink and granite worktops. The centrepiece to the room is the 'Alpha' range style oven, with hobs and inset to a chimneybreast recess. There is an integrated dishwasher, oven and electric hob for Summertime/convenient cooking. French doors open out to the garden.

### **Rear Lobby**

With access to a store cupboard and a W/c.

### **Utility Room**

With a range of storage units and door to the garden.

### **Mezzanine/Snug**

A lovely sitting area open plan to the living room, yet separated making an ideal reading or music room. This area also provides access to Bedroom 1.

### **Bedroom 1**

An impressive room with vaulted ceiling and access to -

### **En-Suite**

Featuring a luxury three piece suite comprising low level flush w/c, wash hand basin and shower cubicle, with contemporary tiles and fitments.

### **Landing**

An ideal music area, with vantage point over the living room, this area provides exclusive access to -

### **Bedroom 2**

A large bedroom with vaulted ceiling, making an ideal alternative main bedroom or guest accommodation, with walk in wardrobe and en-suite.





### En-Suite

Featuring a luxury three piece suite comprising low level flush w/c, wash hand basin and shower cubicle, with contemporary tiles and fittings.

### Lower Hallway

Accessed from steps leading from the entrance area, this provides a separated space for accessing the bedrooms to the lower floor -

### Bedroom 3

A spacious room with French doors to the garden.

### Study

This room is an ideal study and could be a smaller bedroom, with French doors to the garden.

### Bathroom

The main family bathroom featuring low level flush w/c, wash hand basin and bath.

### Bedroom 4

A spacious bedroom with French doors to the garden.

### Outside

The property is set on a private shared driveway area, just off Main Street. There is a driveway space for two/three vehicles and access to the double garage with power and lighting and up/over doors to the front. The rear garden is beautiful, with a vast array of mature shrubs, plants and trees, far reaching views, patio areas and a useful undercroft storage area.

### The Area

Hoby is a pretty and sought after village situated in the Wreake Valley. The village offers a local pub, Church, village hall and an active community. Nearby is Ragdale Hall Spa and there is nearby schooling at Melton Mowbray, Ratcliffe College, Loughborough Schools Foundation and Oakham. The Wreake Valley is renowned for its many country walks, unspoilt villages and popular pubs and is particularly well placed for fast commuting to Melton Mowbray, Leicester, Loughborough and Nottingham. The A46 just to the North allows access to Newark and Lincoln, the North West Leicester bypass at Leicester providing fast access to the M1.

### Extra Information



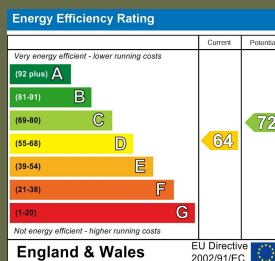
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"A beautiful setting with far reaching views"*







16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk