



FRANCON HOUSE, MAIN STREET, WOODHOUSE EAVES

OFFERS OVER: £800,000



Francon House – A Rare Village Gem with Exceptional Character and Scope. Nestled at the very heart of the ever-desirable village of Woodhouse Eaves, Francon House presents a truly rare opportunity to acquire a characterful three-bedroom period cottage that perfectly balances timeless elegance with modern practicality — all set within an expansive and beautifully established plot of approximately 0.38 acres, backing directly onto open paddock land.



With its peaceful setting, mature gardens, and abundant charm, this enchanting home offers an idyllic rural lifestyle with exceptional versatility, thanks to the presence of a detached workshop/store, ripe for conversion (subject to planning).

Internally, the home is welcoming and well-proportioned. A traditional entrance hallway leads into a series of elegant and comfortable reception spaces. The lounge and sitting room provide cosy retreats with a wealth of character, while the formal dining room connects seamlessly to the garden and kitchen, offering the perfect setting for relaxed family meals or entertaining. The fitted kitchen is the heart of the home, featuring a built-in AGA that enhances both its charm and practicality, with a separate utility room offering further convenience and storage.







Upstairs, the first-floor landing gives way to three generously sized double bedrooms, two of which benefit from built-in wardrobes, ensuring excellent storage throughout. The family bathroom is fitted with a luxurious Whirlpool bath, ideal for long soaks and relaxation at the end of the day.

Externally, Francon House enjoys a prominent Main Street position. Wrought iron gates provide access to private off-road parking and the aforementioned workshop/store — a hugely versatile space offering clear potential to be incorporated into the main dwelling or converted into a self-contained annexe, subject to the relevant planning consents. The gardens are particularly impressive, laid predominantly to lawn and framed by mature trees, established borders, and thoughtfully planted shrubbery, all set against a stunning backdrop of uninterrupted countryside.



Thanks to the sheer scale of the plot, there may also be scope to create a further dwelling or additional annexe accommodation, making this a highly versatile prospect





for multi-generational living, working from home, or generating secondary income, subject once again to the necessary consents.

The location is equally special. Woodhouse Eaves is one of Leicestershire's most sought-after villages, surrounded by the beauty of Charnwood Forest and enjoying a strong sense of community. The village boasts a well-regarded primary school, a choice of welcoming pubs and eateries, boutique shops, and an active social scene. For those who love the outdoors, scenic walks at Windmill Hill, Beacon Hill, Swithland Woods, The Outwoods, and the iconic Bradgate Park are all within easy







reach. Loughborough is a short drive away, offering excellent secondary schooling options including the renowned Loughborough Schools Foundation, along with a wide array of shops and services. The M1 motorway is also easily accessible, placing wider regional and national connections within convenient reach.

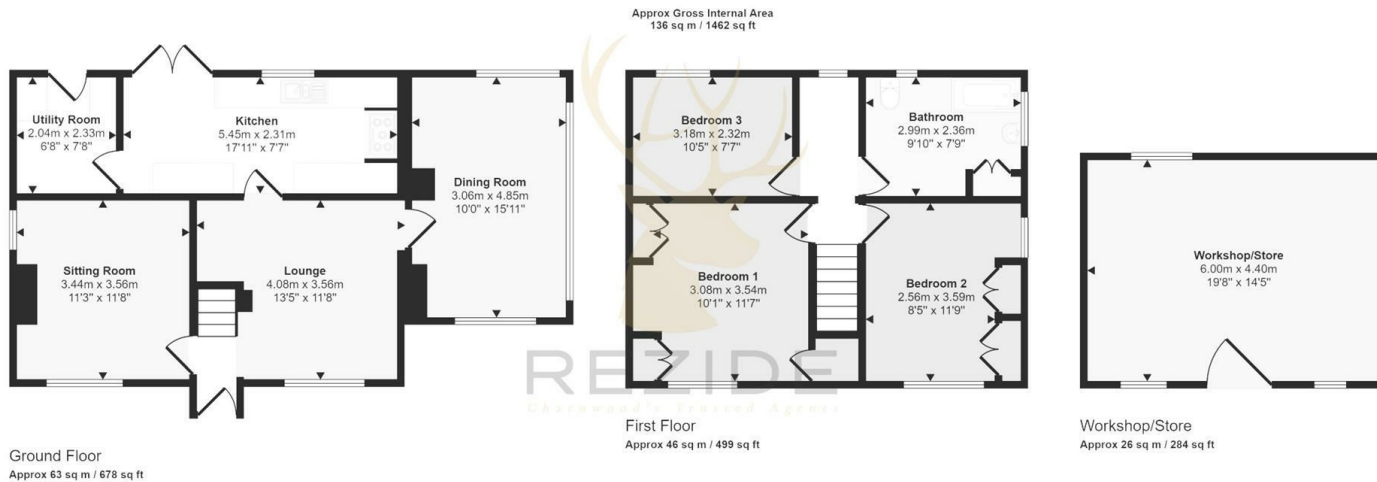
In summary, Francon House is a beautifully preserved and thoughtfully extended character home, offering rare garden depth, glorious rural views and exciting potential for further development. Whether you are seeking a peaceful retreat, a long-term family residence or a future-proofed home with flexibility, this is a property that delivers on all fronts.

Right of way: It should be noted that there is a right of access to the property on the right hand side and also to the rear paddock.



KEY FEATURES:

- Charming three-bedroom period cottage in the heart of Woodhouse Eaves
- Set on a generous 0.38 acre plot backing onto open paddock land
- Three spacious reception rooms plus fitted kitchen with built-in AGA
- Three double bedrooms, two with built-in wardrobes, and Whirlpool bathroom
- Detached workshop/store with annexe or integration potential (STPP)
- Mature landscaped gardens with lawn, trees and private parking
- Potential to create a further dwelling or annexe (subject to consents)
- Prime village location near Beacon Hill, Swithland Woods and M1 access



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			82	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	