



Connells

Main Street
Kilby Wigston



Property Description

Connells are delighted to present to the market this charming four bedroom, three storey Grade II Listed farmhouse home in addition to additional barns and outbuildings with current planning permissions in place for annex dwellings. Benefiting from a rural village location in the heart of Kilby, Leicestershire, Main Street offers an exciting opportunity for a variety of purchasers. With accommodation split over three storeys, consisting of four double bedrooms including master en suite and walk in wardrobe, great sized family bathroom, cosy lounge and kitchen diner. In addition to the main living accommodation, Main Street also benefits from additional barn/outbuildings with planning permissions currently in place to convert into a two/three bedroom dwelling - a fantastic development opportunity. The entirety of the property oozes charm and character, with traditional farmhouse features this is not your average four bedroom home.

Grade II Listed four bedroom farmhouse benefiting from additional barns/outbuildings with planning permission in place for 2/3 bedroom separate dwelling. Main Street presents an exciting opportunity for a variety of purchasers and is situated within the sought after rural village location of Kilby.

Entrance Hallway

With a door to the front of the property, decorated in neutral colours, stairs rising to the first floor and access to the kitchen diner and lounge.

Lounge

17' 5" x 13' (5.31m x 3.96m)

The lounge offers plenty of charm and character with exposed beams, log burner, hardwood flooring, door to the rear and windows to the front and rear of the property.

Kitchen/ Diner

13' 2" x 11' 9" (4.01m x 3.58m)

Benefiting from a range of wall and base units, work surfaces housing the Belfast sink with mixer tap, space for free standing range cooker, window to the rear elevation and beams to the ceiling.



First Floor Landing

With stairs rising from the hallway and stairs rising to the second floor.

Bedroom Three

13' 5" x 12' 2" (4.09m x 3.71m)

Benefiting from airing cupboard, windows to the rear elevation and decorated in neutral colours.

Bedroom Four

12' 6" x 9' 7" (3.81m x 2.92m)

With a window to the front of the property.

Family Bathroom

There is a bath, low level WC, wash hand basin and window to the rear of the property.

Second Floor:

Bedroom Two

17' 8" x 13' 6" (5.38m x 4.11m)

With stairs rising from the first floor, windows to the front and rear of the property, access to the master bedroom.

Master Bedroom

12' 9" x 12' 6" (3.89m x 3.81m)

With window to the front of the property, radiator, access to en- suite bathroom and a walk in wardrobe.

En-Suite Bathroom

There is a roll top bath, wash hand basin, wc and radiator.

Outside

Main Street sits prominently within the popular village of Kilby, offering plenty of curb appeal painted white with a blue front door. Off road parking is available and could also be utilised further towards the rear of the property.

There is a large space at the rear of the property, the outdoor area has currently been split into multiple seating areas. With access to the front of the property also available, off road parking could be extended to the rear of the property also.

Outside Toilet

One of the outbuildings offers an additional toilet with low level WC.

Outbuilding/ Barn

We have been advised by the vendor that the barn/outbuildings currently have planning permissions in place for a two/three bedroom, two storey dwelling with kitchen, lounge, bathroom, two bedrooms to the first floor and additional workshop/home office/bedroom to the ground floor.

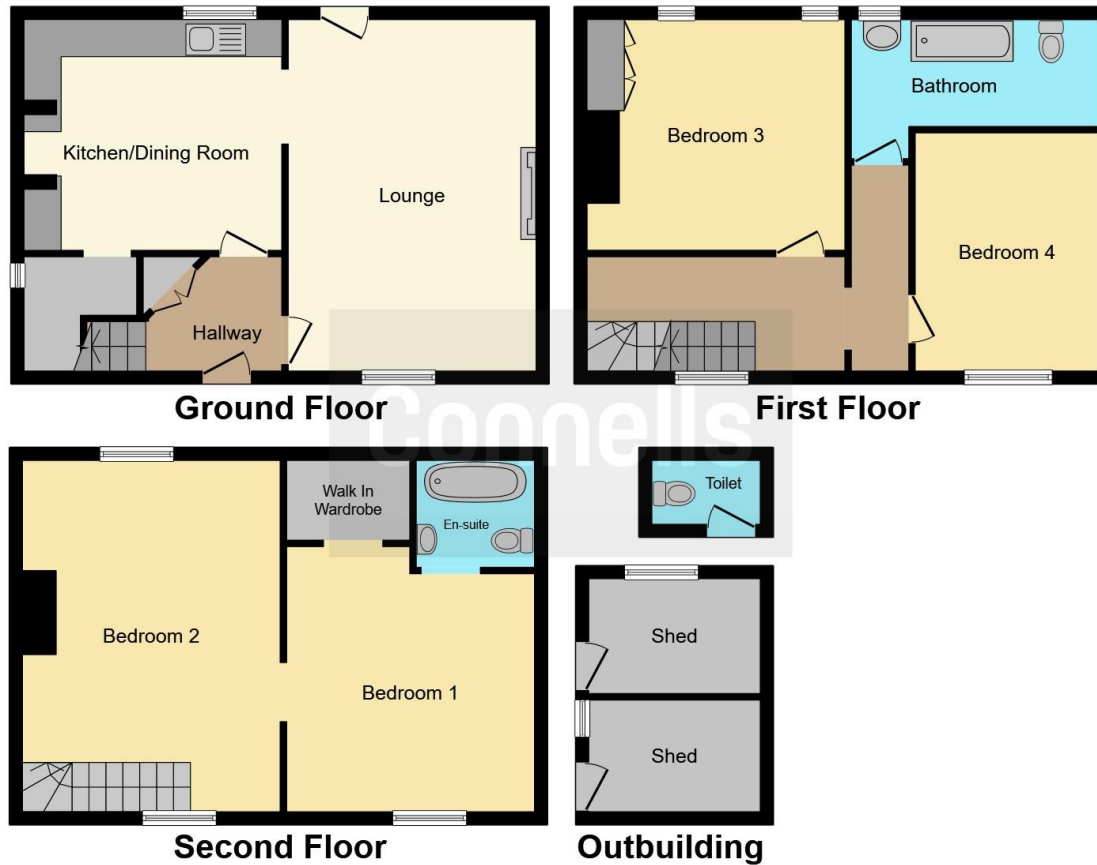
Planning Application

Blaby District Council. 22/0314/LBC | Conversion of old barn to form habitable annex-style living accommodation, ancillary to the main dwelling | 15 Main Street Kilby Leicestershire LE18 3TD









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA308702



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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