



**CASTLE VIEW**  
**LEICESTER, LE1 5WH**  
Asking Price: £725,000





## **CASTLE VIEW LEICESTER, LE1 5WH**

A stunning and beautifully restored Grade II listed family home situated within the walls of Leicester Castle and in one of Leicester's most historically significant and sought after locations. The property has been thoughtfully restored by the current owners to provide a period, character family home which blends modern living and original architectural features.





## Location

Situated within the walls of the old Leicester Castle and opposite the 12<sup>th</sup> century St Mary de Castro Church, Castle View is nestled within one of Leicester's most historically significant locations and blends charm and convenience.

The property is within walking distance to Leicester City Centre, De Montfort University and Leicester Railway Station and is within a short distance to Leicester Royal Infirmary and Morrisons supermarket.

## Description

A stunning and beautifully restored Grade II listed family home situated within the walls of Leicester Castle and in one of Leicester's most historically significant and sought after locations. Built in the 1850's, Castle View has housed many Kings and other royalty of England including Richard III. The property has been thoughtfully restored by the current owners to provide a period family home with character features throughout.

Upon entering; a grand entrance hall with period detailing, spacious reception room, a bespoke newly fitted kitchen with integrated appliances and heritage features, spacious utility room with ample storage, cloakroom WC and access to the two roomed cellar. On the first floor, 3 double bedrooms all with views of the Castle View surrounds and an elegant bathroom with modern and vintage style fittings. On the second floor, a further bedroom and large landing area which can be used a further bedroom/dressing room.

Externally, a large wrap around and walled garden which is perfect for entertaining with a mix of patio and lawn area and three generously sized outbuildings all connected to mains power. The central outbuilding benefits from an inbuilt garden oven. The property comes with the added convenience of optional permitted parking.

## Accommodation

*All measurements are approximate:*

### Ground Floor

#### **Entrance Hallway - 14' 4" x 7' 10" (4.37m x 2.39m)**

Door to front, entrance hallway featuring new LVT flooring, period style stairs with a runner carpet, large chandelier with teardrop glass design.

#### **Lounge - 15' 11" x 13' 11" (4.85m x 4.24m)**

Large sash windows to the front with views out on to the Church, feature fireplace, LVT flooring, two chandeliers, radiator, power points, wall mounted large clock, double doors with access to kitchen.

#### **Kitchen/Diner - 4' 8" x 4' 0" (1.42m x 1.22m)**

Door to rear providing access to rear garden, two large sash windows to rear and side, a luxurious newly fitted kitchen comprising; wall mounted units, base units and drawers set beneath a bespoke quartz worktop providing ample storage, Belfast sink with hot and cold mixer tap, island set beneath a bespoke quartz worktop housing a breakfast bar, original cast iron oven feature, boiler, built in appliances including four burner induction hob, oven, microwave, fridge freezer, dishwasher and wine fridge,

LVT flooring, four bell lighting, two remote fans, power points.

#### **Utility Room - 9' 7" x 7' 9" (2.92m x 2.36m)**

Window to rear, newly fitted utility room with wall mounted units, base units and drawers set beneath a bespoke quartz worktop, undermount ceramic sink with mixer tap, integrated washing machine and tumble dryer, power points, pendant light fitting.

### First Floor

#### **Landing**

Providing access to three of the four bedrooms, family bathroom and second floor, chandelier, power points.

#### **Bedroom One - 13' 3" x 16' 0" (4.04m x 4.87m)**

Large bay window with fitted blinds overlooking the rear garden, feature fireplace with tile hearth, fitted shelving, new carpets, two chandeliers, radiator, power points.

#### **Bedroom Two - 16' 0" x 14' 1" (4.87m x 4.29m)**

Window to front with fitted blinds overlooking the Church, built in wardrobe, cabinet housing the external security monitor, new carpets, two chandeliers, radiator, power points.

#### **Bedroom Three - 8' 3" x 12' 2" (2.51m x 3.71m)**

Window to front with fitted blinds overlooking the Church, new carpets, chandelier, radiator, power points.

#### **Bathroom - 9' 8" x 12' 2" (2.94m x 3.71m)**

Sash window to rear, newly fitted two-tiered bathroom comprising a fully porcelain tiled walk-in shower cubicle with sliding door and rainfall shower head, free standing claw footed bath with chrome free standing taps and shower head, vintage style gravity pull toilet, pedestal wash hand basin with hot and cold taps and tile splashback surrounds, wall mounted LED mirror, light fitting, vinyl flooring.

### Second Floor

#### **Landing**

#### **Bedroom Four - 16' 8" x 11' 4" (5.08m x 3.45m)**

Velux window, built in cupboard, new carpet, radiator, power points, light fittings.

#### **Bedroom Five/Dressing Room - 14' 4" x 13' 7" (4.37m x 4.14m)**

Sash window to side, feature fireplace, new carpets, radiator, power points, pendant light fitting.

#### **Cellar**

Tanked cellar featuring two separate rooms.

Room One - 14' 0" x 8' 8" (4.26m x 2.64m)

Room Two - 16' 0" x 14' 0" (4.87m x 4.26m)

#### **Garden**

Large wrap around, walled and landscaped rear garden with both a patio and lawned area, and a small rockery. Access to the front of the property via a side access gate alongside three separate outbuildings.

### **Outbuildings**

The central building features an inbuilt garden oven and chimney which is perfect for outdoor entertaining. All outbuildings have been repainted and are connected to mains power.

### **Internal & External Works**

The property has undergone extensive works which include:

Internal – The property has been extensively renovated throughout including; newly fitted kitchen and bathroom, new fitted blinds throughout, LVT flooring across the ground floor, newly fitted hard wearing carpets across the first and second floor, new plumbing, full rewire with the installation of new sockets (some with USB inlets), monitors connected to an external security system.

External – Full repointing including the chimney, reseal of gutters, complete moss removal, installation of new cast iron drainage system, installation of exterior camera and alarmed security system.

### **Tenure**

Freehold.

### **Council Tax.**

The property falls within Band C.

### **EPC**

Exempt.

### **Services**

The services, fittings and appliances (if any) have not been tested by the agents.

### **Local Authority**

Leicester City Council.

### **Kal Sangra ~ Shonki Brothers Ltd**

85 Granby Street, Leicester, LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)







BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.