



ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

Springfield Farm Forest Road, Huncote

Leicester | Leicestershire | LE9 3LE



We are pleased to offer for sale two fine country family houses off a private gated driveway with mature land, gardens and paddocks all measured approx. at 40.86 Acres. The property offers multiple outbuildings, ample parking and garages, stables, manaje all within secure grounds. The first property approached briefly offers entrance hall, fitted kitchen with dining area, utility room and sun room, living room and cloakroom on the ground floor and four bedrooms (master and bedroom en-suite) and family bathroom on the first floor. The Second property in brief offers Living Room, Kitchen through to dining/lounge, entertainment room, four bedrooms all with en suites and two seperate WC. Full brochures and further details are available upon request and viewing is to be arranged through Roy Green Estate Agents.

Asking price
£3,500,000



Springfield Farm Forest Road, Huncote

SPRINGFIELD HOUSE

Attractive farm house boasting features both externally and internally. The property briefly comprises a generously sized entrance hall, Main Living room, Kitchen/Dining area with access through to a secondary living room, Utility, First floor landing, Four bedrooms with En Suites to three of the bedrooms and a main family bathroom. The fixtures and fittings are to a very high level and include an Agra oven. (Please see photos). There is off road parking directly outside and a beautifully kept garden and orchid.

ENTRANCE HALL

Having spiralling staircase to the first floor, radiator, windows to the front aspect and doors to:

LIVING ROOM

Benefiting from windows to the front aspect, radiator and power points.

KITCHEN/DINING

With a range of wall and base units with breakfast bar, Aga oven, sink with mixer tap and drainer, power points, radiator and door to:

UTILITY

Benefiting from base units with work surfaces, power points and window to the rear aspect.

SUN ROOM

With a beautiful oval feature with windows enjoying the land this property offers, radiator, power points and TV point.

FIRST FLOOR LANDING

Having windows, radiator, power points and doors to:

MASTER BEDROOM

Benefiting from a featured oval wall with windows, power points, radiator and door to:



MASTER EN SUITE

Comprising a low level WC, Wash hand basin, Bath, Walk in shower, Complimentary tiling and spot lighting.

SECOND BEDROOM

Having a window to the front aspect, radiator and power points.

THIRD BEDROOM

Having a window to the rear aspect, radiator and power points.

FOURTH BEDROOM

Benefiting a window to the rear aspect, power points and radiator.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Shower, Complimentary tiling and Extractor.

THE BARNHOUSE

Mainly all on the ground floor with a beautiful courtyard and views to match, in brief this fantastic property offers Entrance Hall, Utility, WC, Kitchen, Kitchen/Dining/Lounge, Living Room, Entertainment room, Inner Hallway with WC and Two Bedrooms with Ensuites, First Floor Landing with a Further two Bedrooms with En Suites.

ENTRANCE PORCH

With power points, base units, plumbing for washing machine and door to:

W C

Comprising a low level WC, Wash hand basin and Radiator.

KITCEHN

With a range of wall and base units with work surfaces, sink with mixer tap and drainer, Aga Oven, power points, Centre isle, Splash backs, Windows to the front and side aspects, wine Rack and access through to:



DINING/LOUNGE

Benefiting from windows to the front aspect, radiator, power points, doors to the entertainment room and living room and spiralling stair case to:

LANDING

With skylight to the front aspect, power point and doors to:

BEDROOM

Benefiting from a window to the side aspect, power points, radiator, fitted wardrobes and door to:

EN SUITE

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling and Heated towel rail.

BEDROOM

Having a window to the front aspect, radiator, power points, fitted wardrobes and door to:

DRESSING AREA

Having a door to:

EN SUITE

Comprising a low level WC, Wash hand basin and Walk in shower.

GROUND FLOOR INNER HALLWAY

Having power point, door to the front aspect and doors to:

WC

Comprising a level WC and Wash hand basin.

LIVING ROOM

Benefiting from patio doors, power points, TV point and Inglenook fireplace with feature surround.

Property at a Glance

- TWO DETACHED FAMILY HOMES
- STABLES
- MANEGE
- GARAGES
- BEAUTIFUL GARDENS
- AMPLE OFF ROAD PARKING
- GENEROUS LAND
- RURAL LOCATION



Roy Green

Pride In Property

Established for over 40 years, we offer an unrivalled approach to selling property. All of our team are local to your area, giving an extra edge to a deeper knowledge when selling a property. With Roy Green Estate Agents, you can be sure that you are dealing with the very best team of property experts there is, to guide you through the whole process.

We employ only the very best industry operators with skills, experience and dedication that surpass our competition. Whether selling or letting your property, our team work hard to negotiate the very best price for you and find the most suitable buyer. We also offer Financial advice and also have a very good connection with reputable Solicitors to convey your property for a smooth process.

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Roy Green Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Roy Green Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Roy Green Estate Agents is registered in England with registered number 06957244. Our registered office is First Floor, 15 The Nook, Anstey, Leicestershire LE7 7AZ.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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