



JAMES
SELICKS

Phoenix House

LEICESTER ROAD KIBWORTH HARCOURT, LEICESTERSHIRE, LE8 0NP

GUIDE PRICE: £750,000



Phoenix House is a stunning, refurbished former Coach House in approximately 0.31 acres with full planning permission to build a one and a half storey extension and renovation of existing pool house/outdoor buildings to create a unique home, that seamlessly blends period features with contemporary living that makes the most of the panoramic countryside views.

Former Victorian Coach House • Four bedrooms • Full planning permission to extend/renovate pool house and outbuildings • Panoramic countryside views • Open plan kitchen, family/dining room • Sitting room with open fire • Separate studio for home office/gym/playroom • Ensuite and family bathroom • Indoor pool • Landscaped gardens and off-road parking

Accommodation

A welcoming hall greets you as you step in through the front door. Stairs rise ahead of you, while a handy guest cloakroom is discreetly tucked away in the corner. To your left is a bright, spacious sitting room, with natural light spilling through the westerly facing patio doors, that afford countryside views. An open fire to the corner, provides the perfect focal point to unwind and relax in front of. Across the hall, is the open plan living dining kitchen. The kitchen area re-fitted with contemporary units and central island which provide ample storage and stone work surfaces that offer lots of prep space. Integrated appliances include wine cooler, dishwasher, Bosch double oven, fridge freezer and hob. There is the added benefit of walk-in pantry and a utility room, with plumbing for appliances behind brace and latch cottage doors.

Upstairs the sense of space and indeed character continues with the landing featuring exposed beams. The master bedroom takes full advantage of the panoramic countryside views and features fitted wardrobes. The ensuite bathroom has been re-fitted to provide a contemporary suite featuring bath with shower over, wash hand basin and WC that all blend seamlessly with period features of the room. There are three further double bedrooms while the family bathroom also features a contemporary white suite comprising bath with shower over, WC and wash hand basin. Across the courtyard terrace, is the separate studio, converted from an outbuilding that offers scope for use as a home office, gym, playroom, or teenage den/gaming room. A triptych picture window and bi-fold doors allow for plenty of natural light and open flow indoor/outdoor entertaining during the summer months.

Outside

Accessed through wrought iron gates the gravelled drive provides ample parking and leads through to the cobbled courtyard terrace and beyond the outbuildings. The courtyard terrace features a glass balustraded patio terrace from the sitting room, which makes the most of the westerly aspect, while a seating area by the wall is the perfect spot for an al fresco cuppa in the summer. The garden beyond, the outbuildings feature an extensive patio terrace in an elevated position that allows for impressive countryside views, while the lawn and path lead to the pool house, where you will find a pool with roman end steps to the shallow end.





Planning Permission

Full planning permission was granted 31st October 2023 for the demolition of the existing outbuildings and the erection of a one-and-a-half storey extension, renovation of an outbuilding pool on original outbuilding footprints (revised scheme of 22/00916/FUL).

Location

Kibworth is a popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants, and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour.

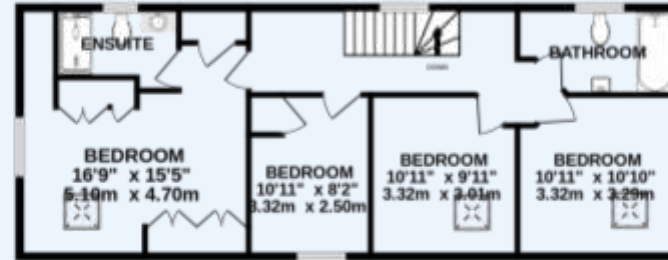
Schooling in both the state and private sector is well catered for with Kibworth Primary School being rated outstanding by Ofsted which filters into Kibworth High School. The Leicester Grammar and Stoneygate Schools are located a short drive away in nearby Great Glen.

Satnav Information

The property's postcode is LE8 0NP, and house name Phoenix House.

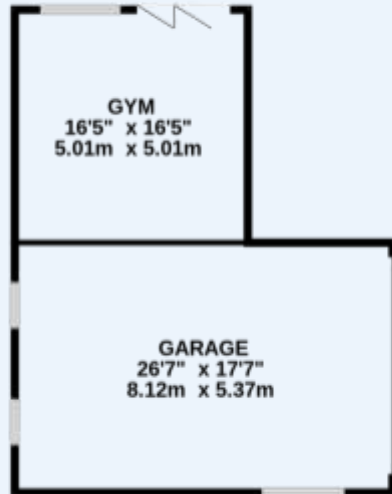




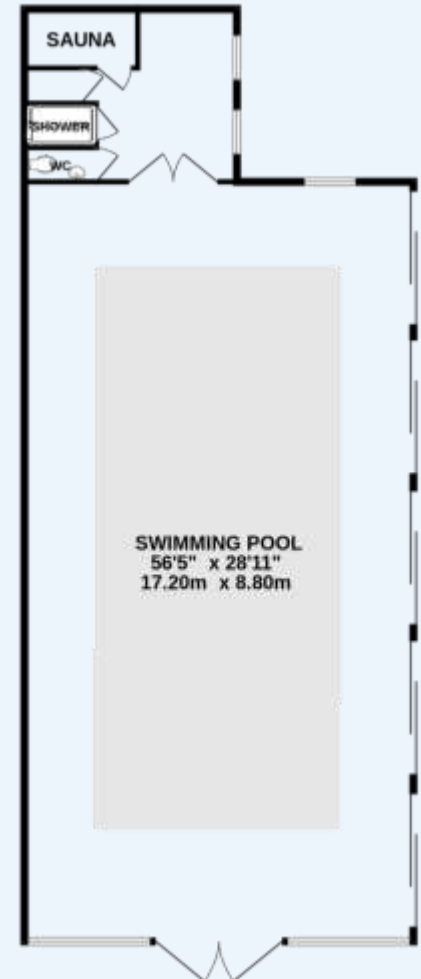
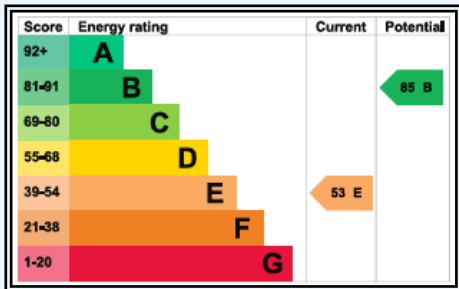


First floor

Ground floor



Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: Yes, Kibworth Harcourt
 Tree Preservation Orders: No
 Tax Band: E
 Services: The property is offered to the market with all mains services and gas-fired central heating & electric underfloor heating
 Broadband delivered to the property: Assumed FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: The Title contains covenants – details on request. The driveway has shared access with the neighbours. There is also right of way to gain access to & empty the shared cesspit – the cost of emptying, maintaining, cleansing, repairing, or replacing is shared between Phoenix House, Westfield and Westfield Lodge.
 Flooding issues in the last 5 years: None
 Accessibility: Two storey dwelling. Steps rising to the front door.
 Cladding: None
 Planning issues: A previous planning application has been refused, however proposed plans amended and full planning now granted.
 Coastal erosion: None
 Coal mining in the local area: None



Pool complex

Current configuration of Phoenix House, Leicester Road, Kibworth Harcourt, Leicestershire, LE8 ONP

Total approx. internal floor area = 137.7 Sq. M (1,482 Sq. Ft)
 Total approx. floor area Garage and outbuildings = 258.5 Sq. M (2,782 Sq. Ft)
 Total Approx Gross Floor Area = 396.2 Sq. M (4,264 Sq. Ft)

Measurements are approximate. Not to scale. For illustrative purposes only.

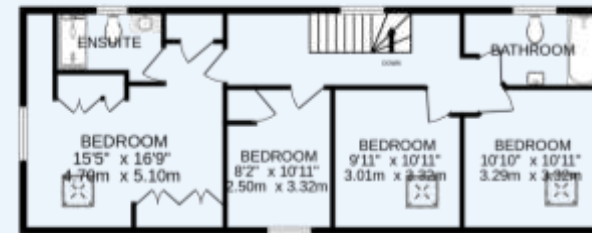
Proposed side elevation of the property after extension



Proposed rear elevation of the property after extension



Proposed ground floor after extension



Proposed first floor after extension



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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CGI of proposed new pool building

