

White House Farm

BURTON OVERY, LEICESTERSHIRE, LE8 9DE

JAMES
SELLICKS



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LISTED BUILDINGS

GUIDE PRICE: £1,150,000



A beautiful Grade II Listed four-bedroom family home, located on a quiet backwater in one of southeast Leicestershire's most favoured conservation villages. Sitting on a total plot of approximately 0.28 acres, it boasts a self-contained two-bedroom annex. The main house is thought ripe for remodelling and renovation, subject to the necessary planning and listed building consents.

Grade II Listed family home • Highly sought after village • Period features throughout • Three reception rooms • Breakfast kitchen • Utility/WC • Cellar • Four bedrooms • Family bathroom • Two attic rooms • Two bedroom annexe • Beautiful mature gardens • Total plot of approx. 0.28 acres

White House Farm

The property is entered via a beautiful original brick-built entrance porch which leads into an entrance hall. To the right is the drawing room with windows to the front and rear elevations giving a lovely aspect over the garden. There is a feature brick fireplace and part panelled walls. The sitting room, again, has a dual aspect to the front and rear, a superb Inglenook fireplace with shelving and an open fire. A rear lobby off, has, behind a door, stairs descending to the cellar.

The dining room can be accessed from the rear lobby and has a window to the front elevation and a brick-built fireplace with open fire, and a built-in corner drinks cabinet. The rear lobby is open to the kitchen which has a window to the side elevation and a window to the rear. There is a good range of eye and base level units and drawers with worktops over, a Hotpoint double oven, a four-gas ring hob with tiled splashback and extractor hood over, an integrated dishwasher, built-in shelving, and beautiful exposed beams. Off the kitchen is the utility room/WC which has a window to the rear, a wall mounted boiler, wash hand basin with cupboard under, a low flush WC and plumbing for a washing machine.

A return staircase rises to the first-floor landing with a window to the rear. Bedroom one has a dual aspect to both the front and rear, built-in wardrobes and a matching dressing table. Bedroom two also has a dual aspect with windows to the front and rear and has built-in wardrobes and drawers. Bedroom one and two share a Jack and Jill ensuite shower room which comprises a shower cubicle, low flush WC and a pedestal wash hand basin. Bedroom three has a window to the front elevation and a range of built in wardrobes and bedroom four has a window to the rear. The family bathroom has a window to the side elevation, low flush WC, pedestal wash hand basin, panelled bath and an airing cupboard. An inner landing has a large storage cupboard and exposed beams. The return staircase rises to the second floor which gives access to two attic rooms, each with windows to the side, which have been plastered and could easily be converted into bedrooms five and six, subject to the necessary planning and listed building consents. There is also a large storage cupboard which could be used for an ensuite.

The Stables (Annexe)

An entrance hall has a stable door and window to the front elevation, a return staircase rising to the first floor, exposed brick work and beams. A cloakroom has a window to the rear elevation, a pedestal wash hand basin, low flush WC and a tiled floor. The utility room has plumbing for an automatic washing machine and tumble dryer, wall and floor units with worktop over, and an exposed brick wall.

The open plan living kitchen has a glazed door and window to the front elevation, a window to the rear elevation, large storage cupboard and further cupboard. The sitting room area has an exposed chimney breast, an excellent range of contemporary eye and base level units and soft closing drawers with worktops over, a stainless-steel sink and drainer unit, a four-ring hob with oven under, built in freezer, built in dishwasher, tiled and splashbacks.

Stairs rise to the first-floor spacious landing, which is currently used as bedroom three and has a window with Juliette balcony to the front elevation, exposed beams and stripped floorboards. Bedroom one has a window to the front elevation, built-in wardrobes, and a vaulted ceiling with exposed beams. The ensuite has a Velux to the rear elevation, pedestal wash hand basin, low flush WC, and a panelled bath with a shower over. Bedroom two has a window to the side elevation, stripped floorboards and exposed beams.





Outside

Outside the property is located on a quiet lane on the periphery of the village. To the front are lawned gardens with mature flowerbeds, a tarmac driveway with a wooden five bar gate and pedestrian gate which leads to a driveway providing car standing for several vehicles. There is a single garage with power and lights which is attached to The Stables (annexe). There is also a charging point for an electric vehicle.

The principal feature of the property is undoubtedly the beautifully maintained rear gardens. The total plot approaches approximately 0.29 acres. There are shaped lawns, a fantastic array of mature trees, shrubs and plants. There are several patio entertaining areas, a further wooden shed for storage. Additionally, there is a share in a paddock off Back Lane (Title number LT27318). This was brought by villagers to prevent development.

Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought-after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors. Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has a popular dairy for milk, bread and cakes, and an active church congregation, a well-liked public house, a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs.

The neighbouring village of Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the area. A widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular. Shopping and supermarket facilities are available in the city of Leicester some seven miles to the north, Oadby, Fosse Park and the thriving town of Market Harborough. For the commuter, Market Harborough has mainline rail services to London St Pancras in under an hour with its new Eurostar link, and the M1 is accessible at junction 21.







Annexe

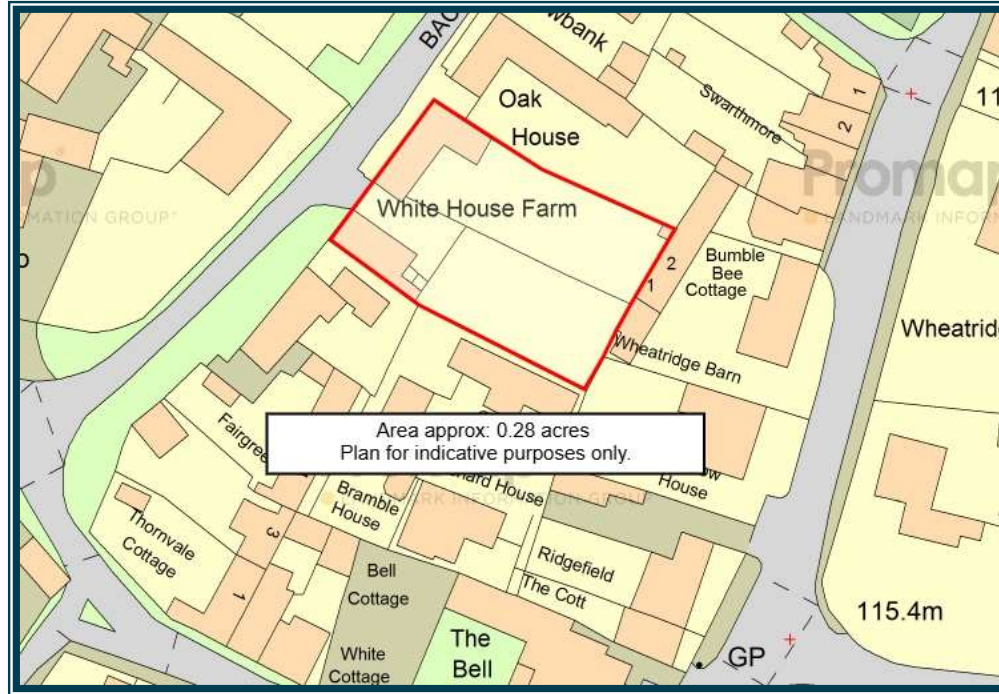




Floor plan produced in accordance with RICS Property Measurement Standards in International Property Measurement Standards (IPMS2 Residential). © rñche.com
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White House Farm, Back Lane, Burton Overy, Leicester, LE8 9DE

Approximate Area = 2853 sq ft / 265 sq m
Annexe = 992 sq ft / 92.2 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 3987 sq ft / 370.4 sq m



- Tenure: Freehold.
- Local Authority: Harborough District Council.
- Listed Status: Yes – Grade II Listed. Listing Number: 1360698.
- Conservation Area: Yes – Burton Overy Conservation Area.
- Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area).
- Tax Band: G.
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: Independent broadband provider.
- Non-standard construction: Believed to be of standard construction.
- Wayleaves, Rights of Way & Covenants: Unknown. Buyers should seek advice from their conveyancer in relation to this.
- Flooding issues in the last 5 years: None.
- Accessibility: Two storey dwelling. No accessibility modifications.
- Cladding: None.
- Planning issues: None which our clients are aware of.
- Coastal erosion: None.
- Coal mining in the local area: None.

Satnav Information
The property's postcode is LE8 9DE, and house name White House Farm.



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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.

