



JAMES
SELICKS

Lona Acre

GUIDE PRICE £925,000

ST. PETERS ROAD, ARNESBY, LEICESTERSHIRE, LE8 5WJ



A beautifully refurbished four-bedroom period property located in the heart of this thriving south Leicestershire village boasting generous, mature deep rear gardens and an adjoining paddock behind, on a total plot of approximately 0.86 acres.

Beautiful, refurbished period property • Immaculate rear gardens and adjoining paddock • Total plot of approx. 0.86 acres • Sitting room • Snug • Kitchen • Garden room • Study • Generous master bedroom • Ensuite wet room • Three further bedrooms • Family shower room • Popular south Leicestershire village • Planning consent for the demolition of the garden room and the erection of a single storey rear extension, erection of a timber frame outbuilding to house a carport, workshop and log store •

Accommodation

Long Acre is entered via a new front door into an entrance hall with a window to the side elevation, radiator and radiator cover, spotlights, oak flooring which leads into an inner corridor. This has an understairs storage cupboard, and a further boiler cupboard housing a Worcester boiler. The cloakroom off has a window to the rear elevation, a pedestal wash hand basin, a low flush WC and oak flooring. The study has a window to the front, and a fully fitted suite of office furniture to include shelving, cupboards, drawers and a desk.

An elegant sitting room is flooded with an abundance of natural light by virtue of two windows to the front, French doors with full height windows either side, and a further window to the rear elevation. There is a feature limestone fireplace with a cast iron log burner set on a brick hearth, and oak flooring. The snug has a window to the front elevation, a cast iron log burner on a slate heart, radiator with cover and oak flooring.

The kitchen has a window to the rear elevation and boasts an excellent range of solid wood eye and base level units and drawers with granite worksurfaces over, a double undermounted Belfast sink with chrome chef tap positioned to take advantage of the views of the garden. Integrated appliances include a Bosch dishwasher, wine cooler, a Siemens oven, a carousel unit, two integrated freezers, AGA and a wine rack. There is a granite breakfast bar providing seating space and a beautiful limestone floor. The kitchen is open to a wonderful garden room with French door providing access out on to the patio entertaining area, and windows providing views over the stunning rear garden. There are spotlights and limestone flooring continuing from the kitchen. Off the kitchen is the utility room which has a door and window to the side elevation, feature exposed brick walls, spotlights and loft access.

Stairs rise from the kitchen to the first-floor landing which gives access to the bedroom accommodation. The master bedroom has two windows to the front elevation and a further window to the rear giving views over the garden. There are an excellent range of built in wardrobes, and spotlights to the ceiling. It benefits from an ensuite wet room which has Roca sanitaryware comprising a double shower enclosure, wash hand basin into a vanity unit providing storage, low flush WC, tiled bath, heated chrome towel rail, and fully tiled walls and flooring. Bedroom two has built in wardrobes and a window to the front elevation. Bedroom three also has built in wardrobes and a window to the rear. Bedroom four has a window to the front, and spotlights. The family shower room has one window to the rear elevation, a low flush WC, pedestal wash hand basin, shower enclosure, heated towel rail, and part panelled walls.

Outside

To the front of the property are lawned gardens with a pathway leading to the front door, with mature flowerbeds. To the side of the property are twin electric wooden gates giving access into the driveway which provides ample car standing.





This then leads round into a large patio entertaining area with raised stocked flowerbeds. Two doors from the patio lead back into the house through the utility and garden room. Beyond the patio entertaining area, is the impressive lawned gardens which are a principal feature of this wonderful family home. There are two circular lawns boarded by immaculately kept mature borders. Flagstone pathways lead up the garden to the vegetable area where there are a range of raised bedding areas, a greenhouse, a shed, a netted area for growing berries etc. A five-bar gate with fencing leads into the paddock which has two stables and a tack room, an open barn, and a brick-built summerhouse currently used as an outdoor kitchen with an oak framed veranda and decked area for fantastic entertaining. There are a range of fruit trees to include apple, pear and plum.

Please note The barn has a corrugated sheet roof, and asbestos is present. Our clients have an asbestos survey and a quotation to remove it. Purchaser to do so at their own cost.

Planning Consent

The property benefits from a planning consent for the demolition of existing dining room extension (garden room) and the erection of a single storey rear extension, erection of a timber frame outbuilding to house a carport, workshop and log store. Ref: 23/00336/FUL, Harborough District Council.

Location

Arnesby is a thriving village, with a strong sense of community centred around the medieval Church of St. Peter and the well-regarded Arnesby Church of England Primary School, which offers excellent schooling with a good Ofsted rating. Secondary schooling is available in the nearby villages of Kibworth, Fleckney and Countesthorpe, together with excellent private schooling in Great Glen at Leicester Grammar and the Stonegate Schools. There are excellent commuter links by both road and rail. The M1, M6, A5 and A14 are all within easy reach of the village while mainline rail can be found at Rugby (London Euston/Birmingham New Street) and Market Harborough and Leicester, (London St Pancras).





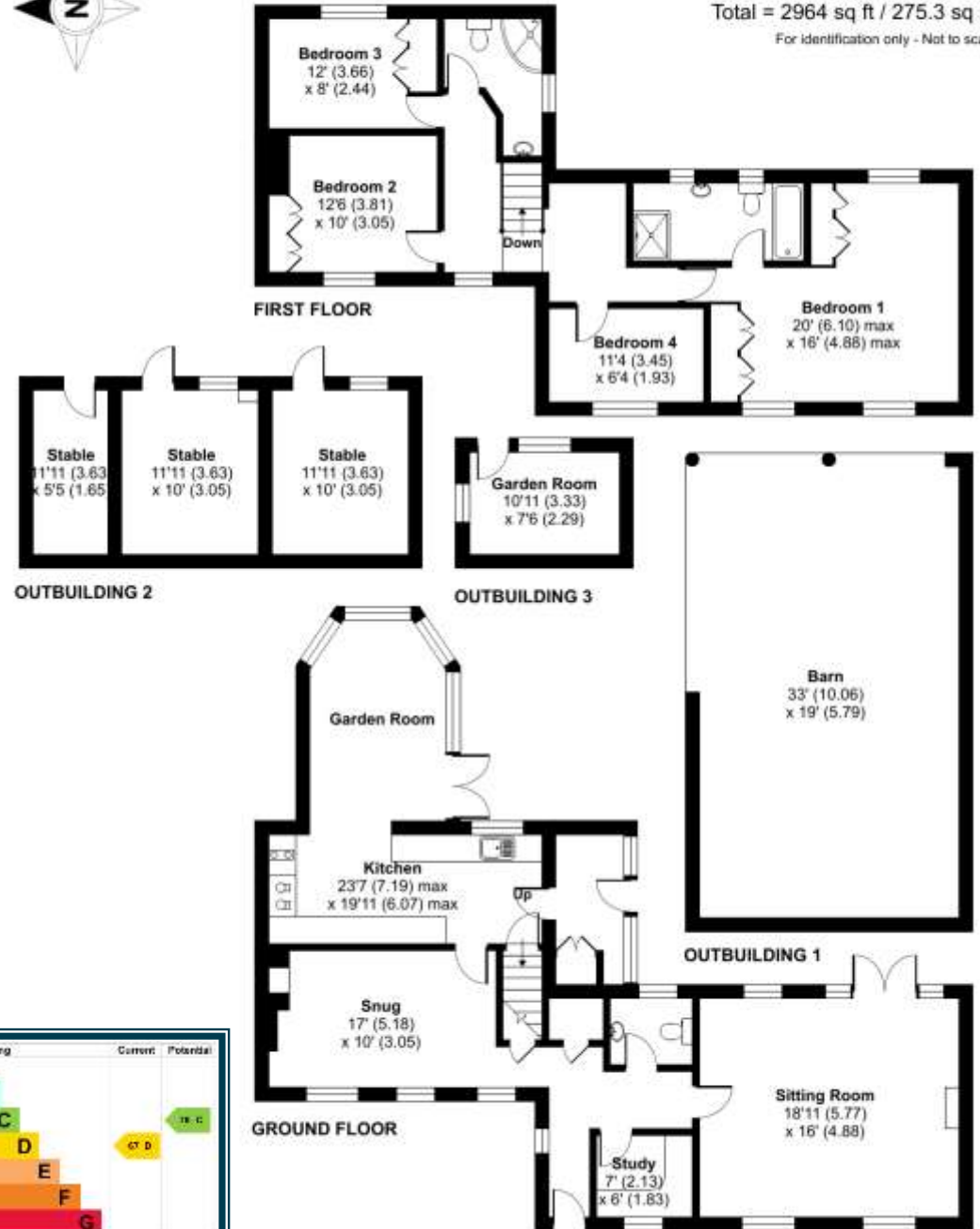
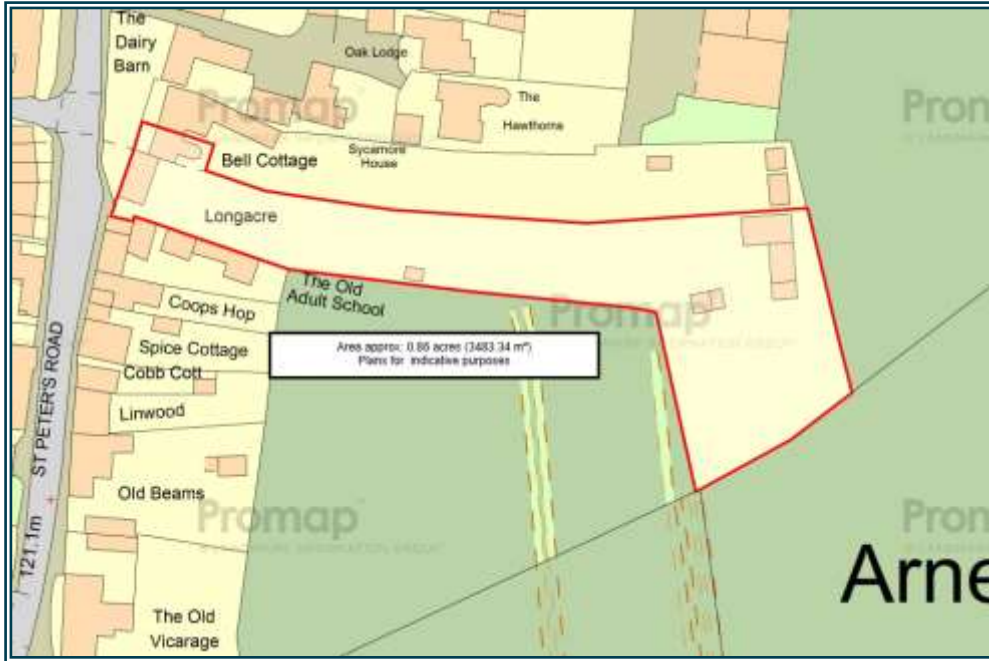




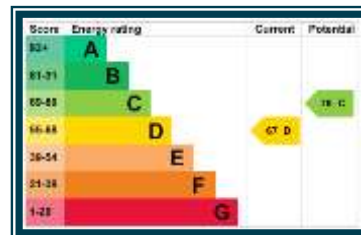
Floor plan produced in accordance with RICS Property Measurement Standards (incorporating International Property Measurement Standards (IPMS2 Residential)) © richcom 2024
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Long Acre, St. Peters Road, Arnesby, Leicester

Approximate Area = 1925 sq ft / 178.8 sq m
Outbuildings = 1039 sq ft / 96.5 sq m
Total = 2964 sq ft / 275.3 sq m
For identification only - Not to scale



- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: Yes. Arnesby Conservation Area
- Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)
- Tax Band: C
- Services: The property is offered to the market with all mains services and gas-fired central heating
- Broadband delivered to the property: FTTC
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: Yes. Bell Cottage has a right of way over Long Acres' garden
- Uplift provision: Should a planning consent be granted for the development of the land for the erection of a dwelling or dwellings, 50% of the uplift in value will be payable, this will run for a period of 25 years from the date of the sale
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications. Steps up to both entrances
- 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 5WJ, and house name Long Acre



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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.

