

Beresford House

MAIN STREET, BRUNTINGTHORPE, LUTTERWORTH, LEICESTERSHIRE, LE17 5QF



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LISTED BUILDINGS

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A handsome, three storey, Georgian, Grade II Listed former farmhouse offering spacious accommodation over three floors, with glorious formal gardens and a paddock behind giving an approximate total plot of 1.47 acres. The main house, although presented in a beautiful condition, is thought suitable for reconfiguration and extension. In addition, there is a range of outbuildings also thought suitable for redevelopment. Any changes to the house or outbuildings would be subject to the necessary planning and listed building consents.

Handsome former farmhouse • Grade II Listed • Period features throughout • Three reception rooms • Kitchen & utility • Four double bedrooms • Ensuite bathroom • Family bathroom • Storage room • Formal gardens of approx. 0.6 acres • Paddock of approx. 0.86 acres • Range of outbuildings • Total plot of approx. 1.47 acres • Thought suitable for redevelopment, reconfiguration & extension (subject to consents) •

Accommodation

Beresford House is entered via a solid wood front door with arched window above into an entrance hall with a beautiful original staircase rising to the first-floor landing, which has an understairs storage cupboard and access to the cellar.

The sitting room has a dual aspect with windows to the front and side, and French doors with windows either side to the rear elevation. There is a feature wooden fireplace with an open fire creating a lovely focal point to the room. There is built in shelving and exposed beams. The dining room has a window to the front, a door leading to the hallway, a feature fireplace and exposed ceiling beams. A snug has a window to the side, a window to the rear, a brick fireplace and exposed ceiling beams.

The kitchen has a good range of wooden eye and base level units and drawers with worktops over, a window to the side elevation, one and a quarter stainless steel sink and drainer unit, plumbing for an automatic dishwasher, tiled splashbacks, electric hob with hood over, double oven, and a tiled floor. The utility room has a door and window to the side elevation, a stainless-steel sink and drainer unit, floor standing gas-fired boiler. A rear lobby has a door to the rear elevation, and a cloakroom off with a window to the rear, low flush WC and a pedestal wash hand basin.

A staircase rises to the first-floor landing which has a window to the front elevation. Bedroom one has a window to the front elevation, two sets of built in wardrobes, an original marble fireplace with cast iron surround, and exposed ceiling beams. An ensuite has a window to the rear elevation, a corner bath, pedestal wash hand basin and part tiled walls. Bedroom two is also to the front and has a window and two built-in wardrobes, a cast iron fireplace and exposed ceiling beams. The second bathroom has a panelled bath, low flush WC, pedestal wash hand basin, a shower cubicle and a window to the side elevation. Stairs rise to the second floor, where there are two double bedrooms, one with built in wardrobes and one with an original fireplace.

Outside

Outside the property is approached via a five-bar wooden gate which leads to a large, gravelled driveway with a return section which provides car standing for numerous vehicles. There is a large patio entertaining area which leads back to the kitchen. There are deep lawned rear gardens, with the gravelled driveway between the two lawns. The gardens are beautifully landscaped with mature stocked borders with a variety of trees, plants and shrubs. There is a superb collection of outbuildings to include a coach house with room above and a double garage, all thought suitable for redevelopment and conversion into ancillary accommodation, subject to the necessary planning and listed building consents. At the bottom is a five-bar gate and pedestrian gate leading into the paddock of approximately 0.86 acres. The total plot extends to approximately 1.47 acres.





Location

Bruntingthorpe is a popular south Leicestershire village flanked by some of Leicestershire's most attractive rolling countryside. The village itself offers a parish church, pub, restaurant, garage and further shopping facilities can be found in the nearby towns of Lutterworth, Market Harborough and Leicester. For the commuter the M1 is accessible at Junction 20, the A14 lies to the south, and mainline rail services are available at both Market Harborough, Leicester and Rugby.

Market Harborough lies twelve miles east of Bruntingthorpe and is a charming market town offering a variety of individual shops, boutiques, and restaurants. The mainline rail link to London St. Pancras can be reached in little over an hour. Schooling is well catered for within the area with local primary schools in the nearby villages of Arnesby, Gilmorton and Fleckney.

Great Glen, within a 20 mins car journey is home to some of the finest schooling within the county and contributes towards the driving factor for many families into south and south east Leicestershire. A widely renowned group of schools in Great Glen form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stonegate. Combined they offer education from ages 3 to 18 and are extremely popular.

Satnav Information

The property's postcode is LE17 5QF, and house name Beresford House.

Special Note

All fireplaces and chimneys will need fully inspecting and cleaning before use.









Beresford House, Bruntingthorpe, Lutterworth, LE17

Approximate Area = 2699 sq ft / 250.7 sq m

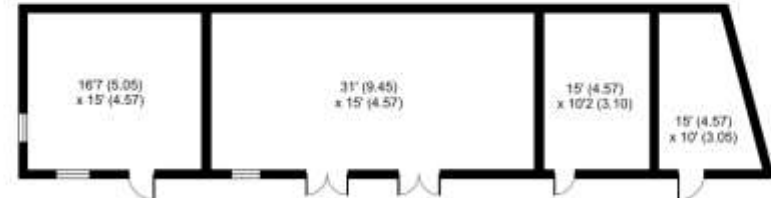
Outbuildings = 1223 sq ft / 113.6 sq m

Total = 3922 sq ft / 364.3 sq m

For identification only - Not to scale



OUTBUILDING 2

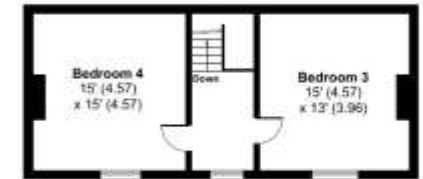


OUTBUILDING 1



CELLAR

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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Tenure: Freehold. Title Numbers LT219838 & LT325299

Local Authority: Harborough District Council

Listed Status: Yes. List Entry Number: 1295030

Conservation Area: Bruntingthorpe 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: Unknown - believed to be FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Three 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1165043

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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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