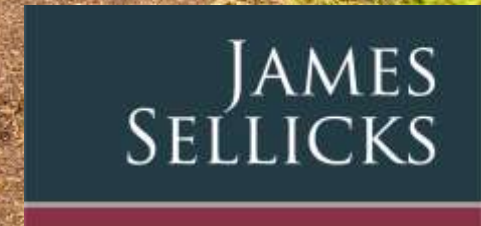




ROSE COTTAGE
GADDESBY, LEICESTERSHIRE





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Rose Cottage,
Pasture Lane, Gaddesby
Leicestershire

A substantial Victorian country house with later additions on the outskirts of Gaddesby village, set in mature woodland and pasture land just under 18 acres or thereabouts.

The property is in poor structural condition requiring significant refurbishment or redevelopment.

Over 5500ft² of accommodation, plus substantial outbuildings | Incomplete new build annex | Approx 2 acres of overgrown garden, woodland and large pond | Approx 15.8 acres of paddock | Prime village location | Equestrian potential |

ACCOMMODATION

The accommodation offers over 5500 ft² arranged over the cellar, ground and first floors and provides four reception rooms, a kitchen and associated boot room, utility and store rooms off, seven bedrooms and two bathrooms.

SPECIAL NOTE

It should be noted that the property is in poor structural condition throughout and is not in a mortgageable condition.

The house, gardens and paddock land will be subject to a development uplift provision for a period of 25 years, and binding on successors in title for 40% of any uplift in value due to a planning consent for additional dwellings, payable to the current owner.

OUTSIDE

Attached to the main house is a two storey brick building providing additional accommodation presently used as a stable, workshop and stores. There is an open fronted brick and tiled garage, with a store room adjacent. Due to the poor condition and overgrown gardens access to these buildings are restricted.

To the rear of the site, a single storey new build property to replace the former dilapidated building has been constructed in brick and block work, under a tiled roof and completed to first fix.

The pasture land is accessed from Pasture Lane and is a very attractive block of land with pleasant views over surrounding countryside. There is a footpath and an additional right of access in favour of the neighbouring land owner, as indicated on the plan for illustrative purposes.

LOCATION

Gaddesby is a thriving village with many interesting properties of historical and architectural merit. The village offers a very popular primary school, church and a public house and offers access to centres of employment and amenity in Leicester, Loughborough and Syston which caters for most day to day needs. For the hunting enthusiast Gaddesby lies at the heart of Quorn Country, and has a rich hunting tradition.

METHOD OF SALE

We are inviting interested parties to submit their best and final offer in writing, by way of an informal tender, on or before 12 noon on Friday 30th July 2021. Tender form available on request. Guide price £950,000.

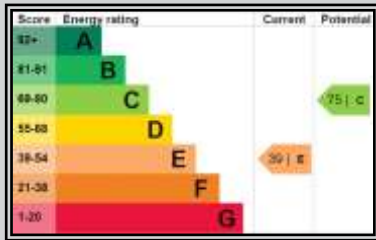
VIEWINGS

All viewings both of the house and land are strictly through the Agent.

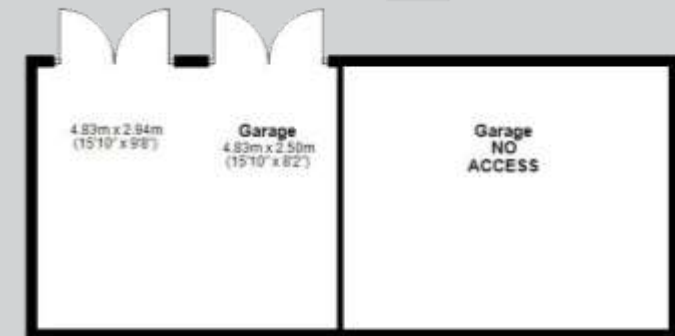
DIRECTIONAL NOTE

Approaching Gaddesby from Rearsby, at the public house turn into Park Hill. Continue to the top of the hill and turning right in to Pasture Lane. Rose Cottage is situated approximately 250 yards on the left hand side.





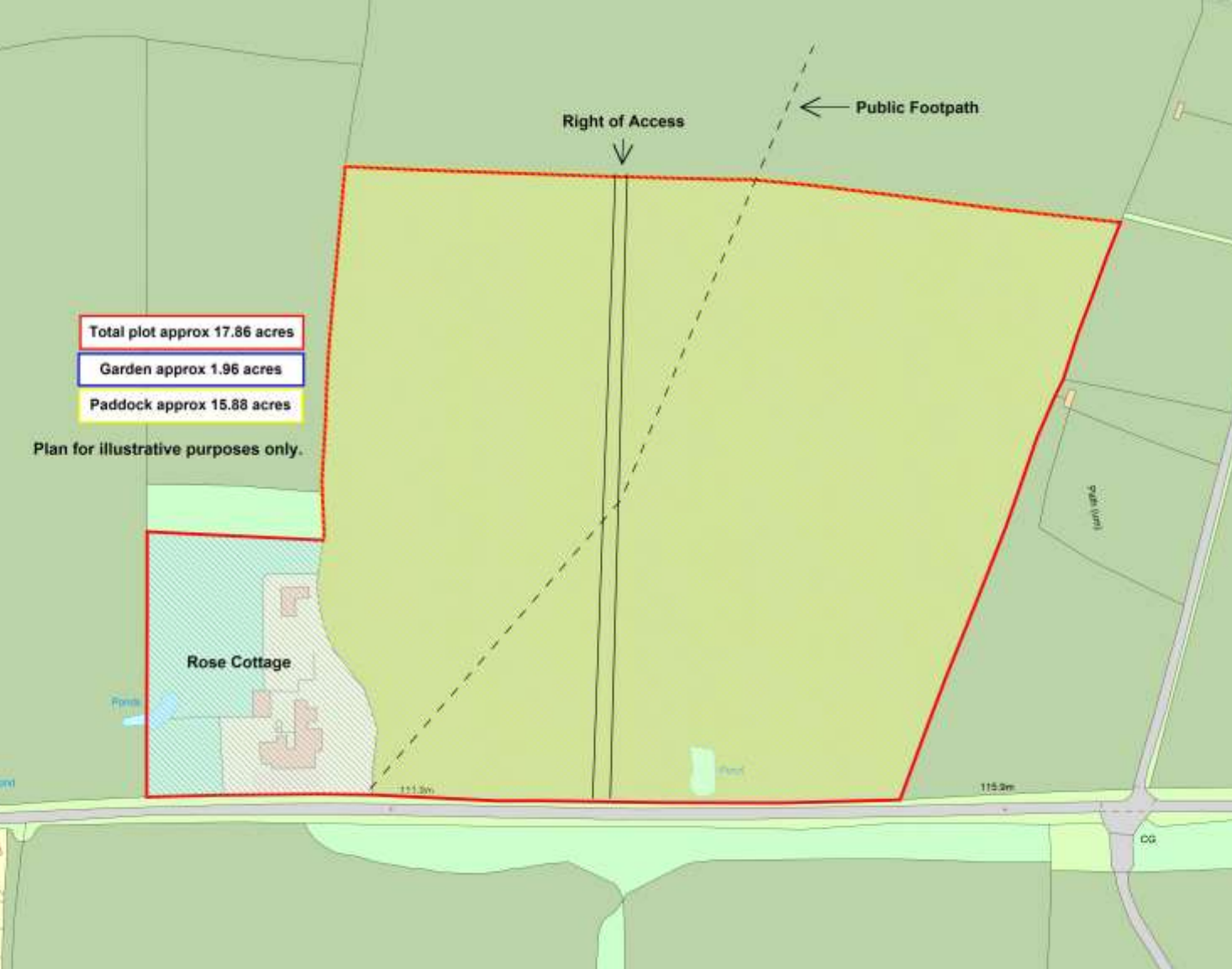
Ground floor = approximately 304.4 M² / 3276.8 Ft²
 First floor plan = approximately 227.3 M² / 2446.8 Ft²
Total approximate area = 531.7 M² / 5723.6 Ft²
 Plus outbuildings and annex = approximately 121.9 M² / 1312.1 Ft²



*Floorplans not in correct position shown



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Market Harborough Office
 13 Church Street
 Market Harborough LE16 7AA
 mh@jamesellicks.com
 01858 410008

Oakham Office
 01572 724437

Leicester Office
 0116 285 4554

London Office
 0207 839 0888

www.jamesellicks.com



Important Notice

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- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements 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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