

Old Main Road

Costock, Loughborough, LE12 6XF

John
German





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Offers in Excess of £1,000,000

This one of a kind property has been developed by the current owners to a high specification, boasting a floor area of over 3000 ft² and enjoying a plot extending to circa 3.25 acres, including a purpose built stable block.



The village of Costock is located in the Rushcliffe district of Nottinghamshire with direct road links to both Loughborough and Nottingham offered by the A60 - ideal for commuters. There is a local primary school, a 14th century church, and the Generous Briton public house is a popular place for residents to unwind with both food and drink available.

Horse Chestnut house is set back from the Main Road enjoying a secluded position, adjacent to a Grade II listed 18th century cottage. The frontage is understated with block paving leading to the gated entrance flanked on either side by the detached garage and store room.

The low maintenance driveway is pebbled offering extensive off road parking and continuing around to the side towards the rear – where a gate allows for vehicular access to the paddocks and stable block.

Double doors open into the main hallway with adjacent triple glazed windows allowing natural light to flood the space. An oak staircase rises to the first floor galleried landing, visible from below. Double doors open to both the kitchen/diner and main reception room and additional doors lead to the downstairs cloakroom and plant room.

To the front of the property the living room occupies approximately 500 square feet. Having three glazed doors that open to the front alongside a corner window flooding the room with natural light. A striking log burning stove takes pride of place with brick backing arranged in a herringbone pattern and a large oak mantle, it offers a way of heating this impressive space – in addition to the underfloor heating.

The equally impressive living and dining kitchen has a stunning contemporary dark shaded finish, with the tiled floor and splashbacks complimenting both the units and granite work surface. A functional island offers a breakfast bar in addition to hosting the twin Belfast sink unit having both a mixer tap and Qettle instant hot water tap. The Bosch oven double oven is located at eye level alongside an induction hob, overhead extractor, dishwasher and appliance space for an inset American style fridge freezer.

The living and dining space enjoys superb views of the rear garden and the paddock beyond, with the floor to ceiling triple glazed doors offering an uninterrupted view.

Accessed from the kitchen, the useful utility space provides further storage and another Belfast sink, with undercounter appliance space for both a washing machine and tumble dryer.

The property has a modern ground source heat pump, providing a high energy efficiency. This, along with the water tank and other equipment, is located in the plant room.

Also to the ground floor, the useful guest cloakroom has a low level WC, hand wash basin and heated towel rail.

To the first floor are three of the five double bedrooms. Setting this property apart is the distinction that all of the bedrooms have use of their own en suite, as well as air conditioning.

Bedroom one is a fantastic double, with integrated storage space it offers stunning views out over the garden, paddock and fields beyond with the vaulted ceiling having a high glazed window, and a Juliet balcony perfect for making the most of the view.

The ensuite has complementary tiling to the floor and walls, a four piece suite hosting a freestanding bath, walk in shower cubicle, low level WC and vanity hand wash basin – as well as a heated towel radiator.

The second bedroom on this floor features dual aspect windows to the front and rear, offering a similar screened storage space and an en suite shower room having the same vibrant tiling as the principal bedroom.

The final bedroom on this level is another generous double. With a window th is time overlooking the front aspect, the en suite has a darker style of tiling, with a white three piece suite in addition to the heated chrome towel rail.

Heading up the oak staircase to the second floor landing that gives access to two further double bedrooms. Both feature en suite shower rooms of a similarly high standard to those on the first floor, with both of the bedrooms having skylights, and bedroom five having a glazed mezzanine overlooking bedroom one and perhaps having the best countryside views on offer anywhere in the house.

Externally, the rear garden has a generous patio and lawn – enjoying a south easterly aspect and views over the surrounding paddock and Nottinghamshire countryside beyond. Beneath the patio a rain water reservoir supplements the mains supply to the stables, being block built and timber clad the stable block has four bays in addition to a tack room, with electric and water supply, and planning permission previously granted for the addition of solar panels. The grass paddock area extends to approximately 3.25 acres, dissected via a footpath which runs behind the stable block.

Note: The paddock land is subject to an overage agreement (uplift payable if any planning permission ever obtained on the land). This expires in 2034 therefore only has 10 years remaining – please speak to the office for more details.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Ground source heat pump. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

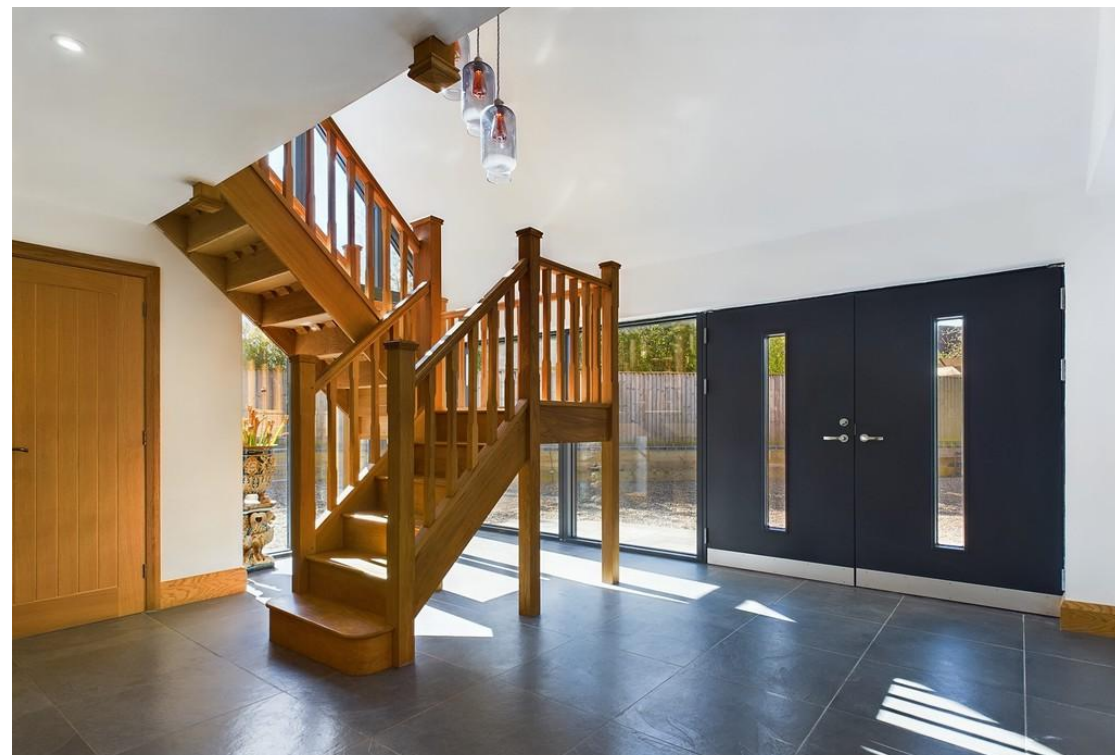
CCTV covering all elevations. Alarm system.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.rushcliffe.gov.uk

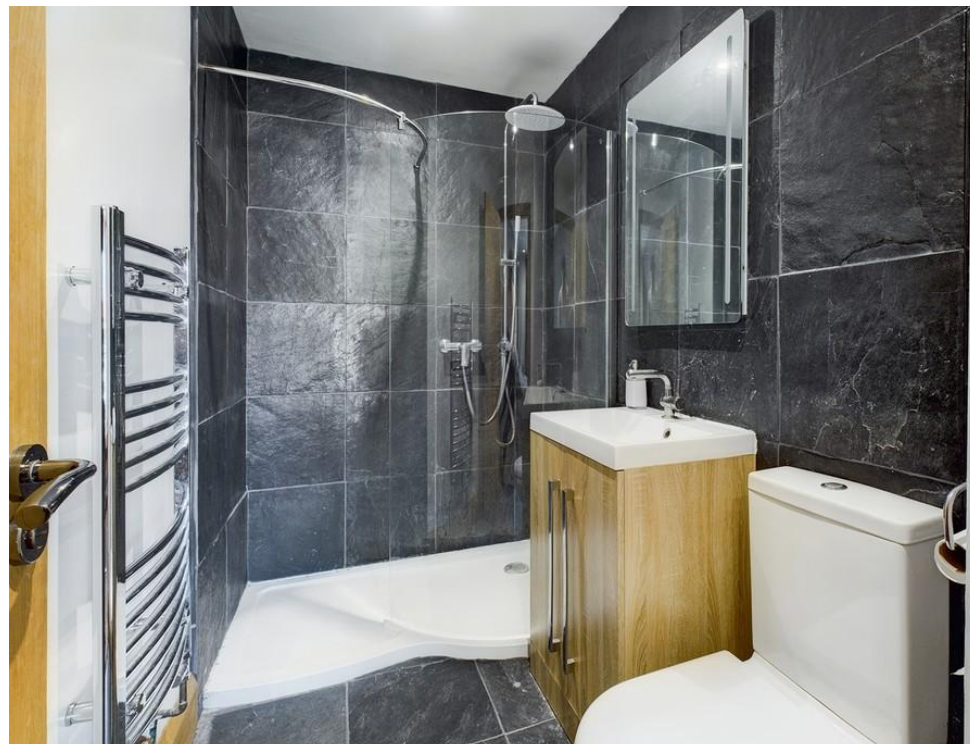
Our Ref: JGA/21042023

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band G



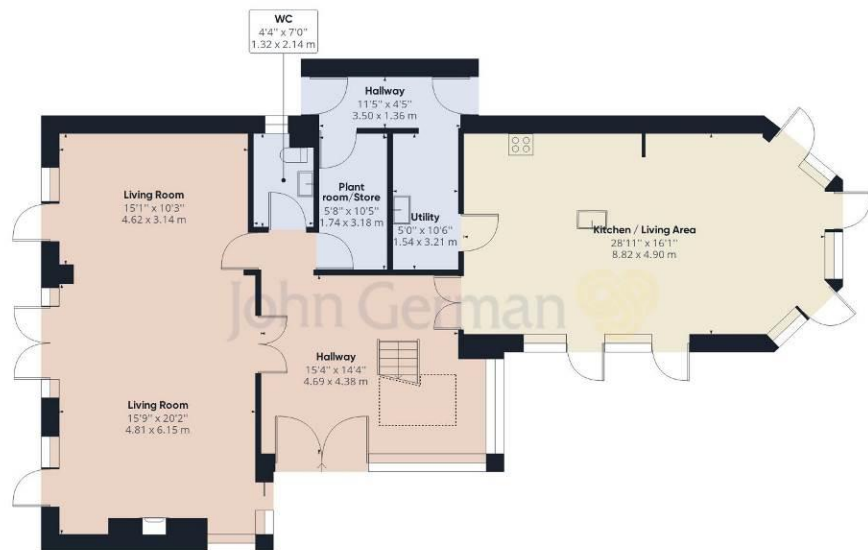












Ground Floor



Floor 1

Approximate total area⁽¹⁾

3161.55 ft²

293.72 m²

Reduced headroom

234.28 ft²

21.77 m²



Floor 2

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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