



Manor House Farm, 4 Church Lane, Osgathorpe, LE12 9SY

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

Manor House Farm,
4 Church Lane, Osgathorpe,
Leicestershire LE12 9SY

Guide Price: £775,000

Manor House Farm is a beautifully restored Grade II listed farmhouse dating from the mid 1500's, nestling in the heart of this popular Leicestershire village, ideal for commuters.

The 2600 sq ft of accommodation is arranged over three floors and incorporates many traditional features. The property has been sympathetically and substantially restored and refurbished including the recent addition of a luxury kitchen/breakfast room.

Features

- A wealth of character and original features
- Unique private location
- With outbuildings & historic planning consent for workshop
- Three reception rooms with beams and log burner
- Luxury newly installed kitchen with Range cooker
- Large beautifully appointed second kitchen/utility
- Five bedrooms (including two en suites)
- Study/landing
- Ample parking and turning apron
- South west facing gardens and grounds



Location

Nestling in the heart of this popular Leicestershire village and only just visible from the highway, Manor House Farm enjoys a unique village setting. Osgathorpe village, located approximately six miles east of Ashby de la Zouch and its' junction with the A42 and eight miles west of Loughborough, is an attractive historic village with easy access to the A512 and only five miles to junction 23 of the M1 motorway corridor.

This traditional Leicestershire village features stone and listed buildings alongside St Mary the Virgin Church and has the added advantage of the Storey Arms Public House close by.



Accommodation Details - Ground Floor

Hand carved open Gothic arch open entrance porch with traditional oak panelled entrance door leads to the entrance hall with a recently restored staircase having oak banisters, handrail and newel post leading to the first floor accommodation. Through ornate engraved half panelled twin doors there is a functional spacious heavily beamed drawing room with Inglenook and log burner enjoying views to the front elevation over cottage gardens. Also on the ground floor is the dual facing beamed dining/family room with Inglenook having an open fire, cupboards to chimney breast recess and original copper chimney hood.

This room enjoys views to the front elevation over the cottage gardens and to the rear with access to the recently constructed bespoke oak framed conservatory with glass roof above, which in turn opens through French doors onto the cobbled patio and landscaped south west facing gardens. The kitchen has recently undergone substantial refurbishment including the oil fired Aga with hand crafted tiles, timber over mantle surround, a range of Shaker style modern kitchen units with both high level and low level storage also incorporating specialist storage units, easy to maintain

marbled worktops, quarry tiling and bespoke hand crafted fixed breakfast bench with matching free standing table. This room is light and spacious with a triple aspect to both the front, side and rear elevations having stable door access to the patios and gardens (ideal for outdoor dining). The farmhouse kitchen is then further complimented by the introduction of a recently finished spacious second kitchen/utility room with a wealth of storage.

First Floor

The landing, also heavily beamed, provides access to both principal bedroom, guest bedroom and first floor bedroom (suitable for alteration to provide a principal family bathroom if required). The beamed master bedroom enjoys a dual aspect to the front and side elevations incorporating a dressing area and recently refurbished fully tiled en suite shower room. The guest double bedroom, with both ceiling and wall beams, has its own integrated walk-in wardrobe, display fireplace and recently refurbished fully tiled en suite shower room. The final bedroom on this floor, with built-in furniture and views to the rear over farmland, has been thoughtfully configured for conversion to a first floor family bathroom (if required) with associated plumbing.





Second Floor

The hand built oak finish staircase rises to the second floor study/landing with countryside views to the rear over farmland. Bedroom three enjoys a dual aspect with elevated views to the rear over gardens, grounds and farmland. Whilst the restored fourth bedroom, heavily beamed, overlooks the front elevation and village high street, together with St Mary the Virgin Church.

Outside

Barely visible from the main road, a shared gravel driveway leads to the substantial private gravelled parking and turning apron which leads to the open barn with two bays, light and power supplies, adjacent to which is an existing worktop. It should be noted that planning permission has previously been obtained in 2013 for the construction of a new generous timber double garage, oil store, wood store and adjacent workshop. The front gardens, with wrought iron and stone wall perimeter, incorporates many maturing shrubs and specimen trees with the added benefit of a beautifully restored water pump. The rear gardens, benefiting from a south facing aspect, have been landscaped to maximum effect, enjoying a high degree of privacy. Currently incorporating cobbled patios and pathways immediately to the rear of the conservatory, with steps rising to a lavender framed terraced patio. Just off the stable door to the farmhouse kitchen is a recently completed stone patio with raised sleeper borders having maturing shrubs and trees which lead onto the shaped lawns.





Viewing Arrangements

Strictly by prior appointment via the agents, Andrew Johnson & Company. 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

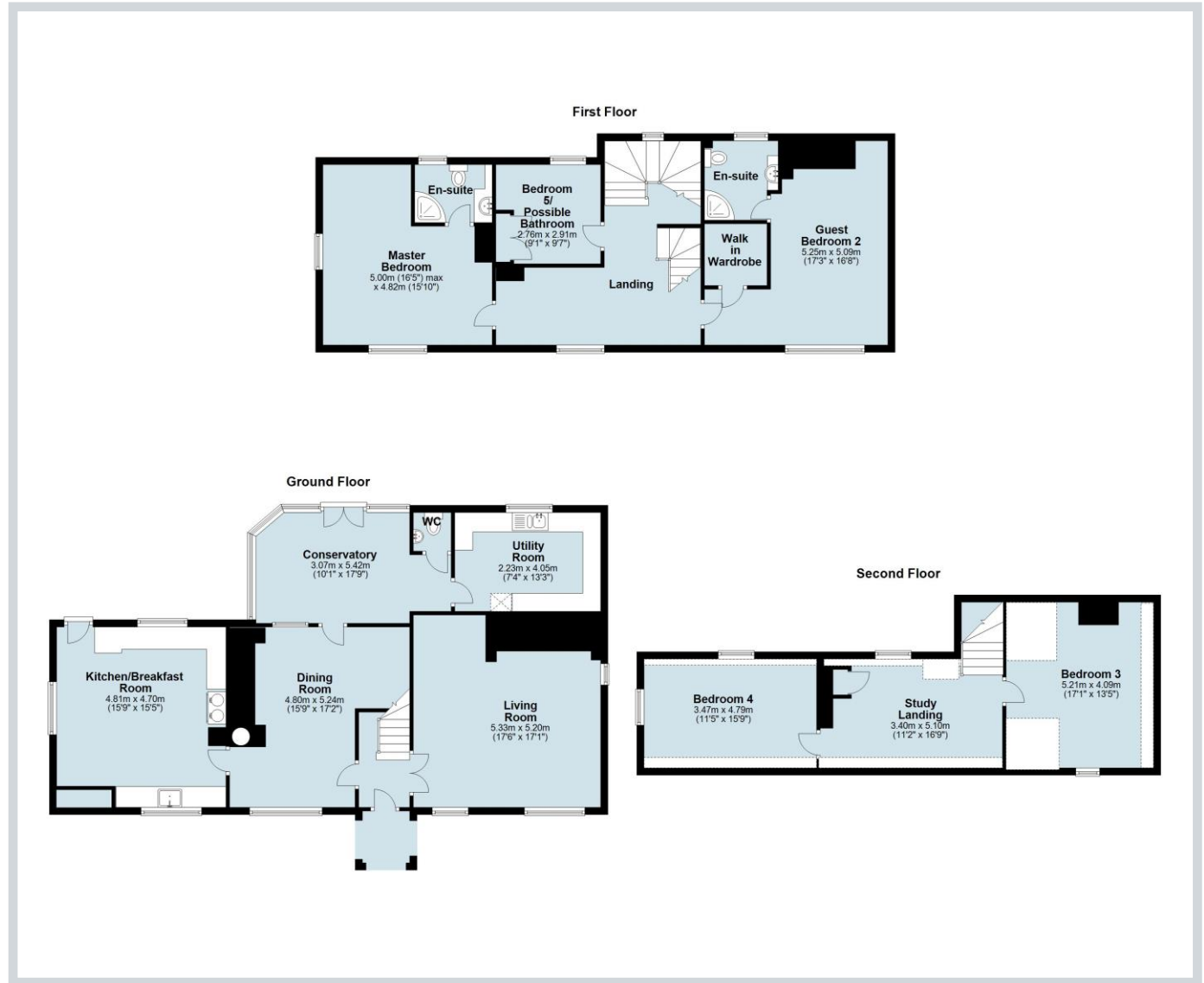
North West Leicestershire District Council 01530 454545

Council Tax

Band - F

Energy Rating

Exempt – Grade 11 listed



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