



WHELER STABLES | WELFORD ROAD, HUSBANDS BOSWORTH.



## WHELER STABLES, WELFORD ROAD, HUSBANDS BOSWORTH. LE17 6JL

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An opportunity to purchase a multi faceted property within this delightful and tranquil setting. The property was originally constructed in 1840 and originally comprised of numerous stables and accommodation. The property has undergone a complete renovation by the current vendors and provides flexible and elegant living, with the option of creating an annexe to the ground floor if required. The property is situated within this idyllic setting on a plot of approximately half an acre.

### LOCATION

Located on the southern edge of Husbands Bosworth, approximately eight miles south of Market Harborough and lying in close proximity to the villages of Welford and Sibbertoft. The property is approached via a shared, tree lined sweeping drive.

Husbands Bosworth is situated between Market Harborough and Lutterworth and has a local school, public house, church and village shop. Kilworth Hotel and Kilworth Springs golf course is close by with more comprehensive amenities are available in Market Harborough which has benefited from considerable improvement in the last few years and now has a range of first class shops and restaurants as well as recreational, leisure facilities and schools. Market Harborough provides easy access for the A6 with its links to Leicester and Kettering as well as access to Northampton. The A14 is within reasonable travelling distance providing east/west travel and the M1 is also close by providing north/south travel. The main line railway gives access to London St. Pancras International in just over one hour.

### ACCOMMODATION

Wheler Stables is a unique property with a footprint in excess of 3,500 square feet, offering flexible living throughout and benefiting from original features. The care and attention to detail shines through.

To the ground floor, the property provides, a spacious open plan entrance hall with all principal accommodation off, whilst with sweeping staircase leads to the first floor accommodation. To the right of the entrance hall the delightful dining room benefits from an abundance of light along with French doors opening to the side and rear and original timber beam. The drawing room affords an elegant, refined space with windows to the courtyard.

The dining kitchen measures in excess of 30 feet in length and is fully fitted, providing ample space for dining and living, benefiting from French doors opening to the garden and exposed timber trusses to the vaulted ceiling. The kitchen leads on to a snug with windows to the front providing an overall space in excess of 41 feet ideal for modern day living.

The fully equipped utility room leads off from the kitchen providing an extremely versatile and generous space ideal for a multitude of uses. Leading off to the right is a bedroom with ensuite shower room, leading off to the left is an internal workshop and store which boasts original flooring with windows and doors opening onto the courtyard, fully equipped to be used as a working space. The entire area could easily be adapted for use as an annexe if desired.

### FIRST FLOOR ACCOMMODATION

To the first floor the galleried landing is a nice feature with windows to the front elevation, affording views across the garden.

The master bedroom retains original features to include a marble fireplace, built in full height cupboards and picture rails, bedroom five is connecting and boasts an en-suite shower room with double walk-in shower. This space is ideal for a nursery or creating a dressing room or combining both as a master suite. Bedroom two looks over the courtyard and side elevation and is of generous proportions. Bedroom three has an original fireplace and affords delightful views across the garden and beyond. Bedroom four is to the front with views across the garden, fireplace, two double original built in cupboards and picture rails.

The family bathroom is designed for modern day living, the four piece suite comprises of free standing bath, fully tiled double shower enclosure with fixed, glazed screen, pedestal wash hand basin along with back to wall w.c.



### OUTSIDE

Wheler stables is approached via a tree lined sweeping drive and benefits from a plot size of approximately half an acre.

To the front of the property there is a generous expanse of lawn interspersed with herbaceous planting and specimen shrubs, the perimeter depicted by bespoke cast iron railings and gate. There is a brick-built pump house to the front of the property, a hard landscaped area providing ample parking for several vehicles. An area to the rear of the garden provides for outdoor entertaining and al-fresco dining, with further space for a polytunnel, and a second seating area.

Wheler Stables ownership extends to the courtyard at the rear which provides access to the workshop and store if required.

### OTHER INFORMATION

The heating is supplied by a ground source heat pump providing under floor heating to the ground with radiators to the first floor, Calor gas to the hob, mains electric. and shared septic tank Water is pumped from the well for garden use and is situated within a dedicated pumphouse.

EPC = D  
Particulars prepared May 2024

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