



1 Main Street, Long Whatton



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£850,000



Key Features

- SEVEN BEDROOMS
- GRADE II LISTED
- 0.78 ACRE PLOT
- APPROXIMATELY 3,675 SQUARE FEET
- VERSATILE LAYOUT
- OPEN TO INTERPRETATION
- EPC rating Exempt
- FREEHOLD





The Wheel House is a Grade II listed seven bedroom farmhouse which was formerly part used as a smithy and wheelwright workshop and has elements dating back to 1780 and architectural features including stop-chamfered spine beams and trusses with ogee principals and a super collared arch over the second floor bedroom doorway.

Of national historic importance, this residence is not only substantial (approximately 3,675 square feet) but also occupies a generous plot which amounts to 0.78 acres with both formal garden and lower paddock area. A 50 year old wisteria by the front door and side garden and a working Victorian post box in the front wall of the house are just part of the many charms along with the property backing on to the local cricket ground and the paddock still having stables.

The idyllic location is further enhanced by communication links with Long Whatton having easy access to the M1, M42, Derby, Leicester, Nottingham and East Midlands Airport.

There are over twenty rooms, including seven bedrooms and each reception room is open to interpretation with regards its use. Potential purchasers may consider reconfiguring the layout making the existing dining room the principal kitchen.

There are period features throughout including beamed ceilings, vaulted ceilings, wood burner with modern amenity provided by a second kitchen to the rear of the residence and two bedrooms at this floor ideal for an independant potentially. Special reference should be made to the floorplan to appreciate the size and versatility.

Beyond the substantial garden room, which is provided with a bar area, is an area of decking and the magnificent lawned garden provides so much privacy with parking for at least ten vehicles possible on the gravel adjacent to the residence accessed via electric gates. We also like the "secret" cottage garden to the right hand elevation of the property, a truly wonderful family home.

The property is for sale with no upward chain.

ENTRANCE HALL 2.52m x 1.85m (8'4" x 6'1")

GROUND FLOOR WC 1.85m x 0.78m (6'1" x 2'7")

MAIN HALL 7.33m (MAX) x 1.00m (24'0" x 3'4")

DINING ROOM 7.13m x 3.83m (23'5" x 12'7")

SNUG 4.37m(MAX) x 3.07m (14'4" x 10'1")

KITCHEN 3.70m x 3.40m (12'1" x 11'2")

UTILITY ROOM 3.40m x 2.36m (11'2" x 7'8")

SITTING ROOM 4.18m x 3.22m (13'8" x 10'7")

LOUNGE 5.00m x 4.18m (16'5" x 13'8")

MUSIC ROOM 4.18m x 3.55m (13'8" x 11'7")

FAMILY ROOM 4.58m x 2.94m (15'0" x 9'7")





KITCHEN AREA 3.04m x 2.77m (10'0" x 9'1")

SHOWER ROOM 1.71m x 1.30m (5'7" x 4'4")

GARDEN ROOM 4.97m x 4.90m (16'4" x 16'1")

FIRST FLOOR LANDING 4.18m x 2.87m (MAX) (13'8" x 9'5")

BEDROOM ONE 4.78m x 4.25m (15'8" x 13'11")

DRESSING AREA 3.02m x 2.14m (9'11" x 7'0")

EN-SUITE 3.02m x 2.01m (9'11" x 6'7")

BEDROOM TWO 4.18m x 3.44m (13'8" x 11'4")

BEDROOM THREE 4.25m x 3.40m (13'11" x 11'2")

BEDROOM FOUR 4.25m x 4.18m (13'11" x 13'8")

BEDROOM SIX 4.30m x 2.95m (14'1" x 9'8")

BEDROOM SEVEN 4.30m (MAX) x 2.26m (14'1" x 7'5")

BATHROOM 2.43m x 1.91m (8'0" x 6'4")

SECOND FLOOR BEDROOM FIVE 6.20m x 4.18m
(NARROWING TO 3.01) (20'4" x 13'8")



TO FIND THE PROPERTY

From Loughborough town centre proceed north along the A6 Derby Road, pass through the village of Hathern, at the traffic lights turn left on to Whatton Road. Take the next right in to Hathern Road heading straight through Long Whatton, this becomes The Green and then Main Street, with Smith Lane on your left hand side, The Wheel House is on your right hand side identified by the agent's 'For Sale' board.

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band G.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





Ground Floor

Approx. 194.3 sq. metres (2090.9 sq. feet)



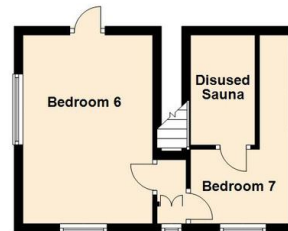
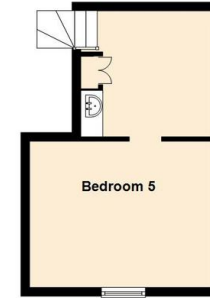
First Floor

Approx. 124.4 sq. metres (1339.1 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



Total area: approx. 341.5 sq. metres (3676.0 sq. feet)

