



The Manor House, Long Whatton



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£950,000



## Key Features

- GRADE II LISTED
- COMANDING PROPORTIONS
- 3700 SQUARE FEET
- "STUNNING GARDENS"
- PLOT 0.28 ACRE PLOT
- DOUBLE GARAGE
- EPC rating EXEMPT
- FREEHOLD







'The Manor House' is a particularly attractive distinctive residence which is of National historic importance and therefore Grade II listed spanning a particularly impressive 3,700 square feet and occupying a plot which is 0.28 acres in size.

The commanding proportions would appeal to the family purchaser and the home is ideal for entertaining with the rear family room. The rear studded door dates back to 1753 and there are innumerate features throughout the property whereby the owners have cleverly combined modern amenity with period style. The front of the property is mid 18th century with a Swithland slate roof, whilst the rear wing is part 17th century with a 19th century extension.



The main hallway has access to the cellar whereby the lounge has a dual aspect and a working wood burning stove. The sitting room has views to the front and side garden with the second working stove and beamed ceiling. the dining room also is beamed with twin aspect side elevation windows having an open fire with stone surround.

The contemporary kitchen has granite work surfaces, built in sink unit, Aga, fridge and freezer have been cleverly combined beneath the stairs and there is multitude of storage units at both base and eye level, commensurate with an executive home. The larder cupboard with spice rack is a nice touch. The separate utility means there is even more storage space here and the second fridge freezer along with plumbing for various appliances. the WC is adjacent followed by the family room which has a vaulted ceiling with exposed beams and purlins, four double doors provides access to the separate gardens and there is a curved bar. The



kitchen, utility, WC & this room have underfloor heating.

At first floor the bedroom sizes become fully apparent, with the main situated above the sitting room below, therefore with a dual aspect and the en-suite has the exposed timber for the A frame, oversized oval bath and separate shower and is a special room. Also at first floor is bedroom two and the study which is to the rear and main family bathroom having a three piece suite.

At second floor the bedroom room sizes repeat once more, mirroring the room sizes below. Bedroom three has built in wardrobes adjacent to the chimney breast and bedroom four also has built in furniture, a dual aspect and access to the roof space with bedroom five being above the study below. A shower room at this level serves these bedrooms with walk in cubicle with angle poised rain head shower.

Outside, the pebbled driveway allows off road car parking for at least four vehicles whilst the detached garage has a further two spaces in front of it, the doors are electrically operated and there is also a charging point. The formal lawn garden has well stocked borders with a myriad of plants and shrubs, natural hedge and brick walling affords privacy. There is a paved path connecting at the back of the family room round to the right hand elevation garden, this has lawn and hedge fronting the road with raised beds for horticulture, a rear patio and once more is particularly private. The lean to oak framed greenhouse is accessed from the kitchen and there is also a potting shed at the rear.







HALL 2.10m x 6.07m (6'11" x 19'11")

LOUNGE 4.04m x 6.05m (13'4" x 19'10")

SITTING ROOM 5.01m x 4.82m (16'5" x 15'10")

DINING ROOM 4.67m x 4.78m (15'4" x 15'8")

KITCHEN DINER 4.97m x 5.11m (16'4" x 16'10")

INNER HALLWAY 0.00m x 0.00m (0'0" x 0'0")

UTILITY ROOM 3.26m x 2.84m (10'8" x 9'4")

GROUND FLOOR WC 0.90m x 2.29m (3'0" x 7'6")

FAMILY ROOM 4.18m x 4.73m (13'8" x 15'6")

BEDROOM ONE 4.95m x 5.19m (16'2" x 17'0")

EN-SUITE 2.86m x 3.88m (9'5" x 12'8")

BEDROOM TWO 4.11m x 5.51m (13'6" x 18'1")

STUDY 2.57m x 3.04m (8'5" x 10'0")

BATHROOM 2.07m x 3.97m (6'10" x 13'0")

SECOND FLOOR BEDROOM THREE 4.10m x 6.18m  
(13'6" x 20'4")

SECOND FLOOR BEDROOM FOUR 5.05m x 5.96m  
(16'7" x 19'7")

SECOND FLOOR SHOWER ROOM 1.80m x 3.08m  
(5'11" x 10'1")



### 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.

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**Ground Floor**

Approx. 158.2 sq. metres (1702.7 sq. feet)



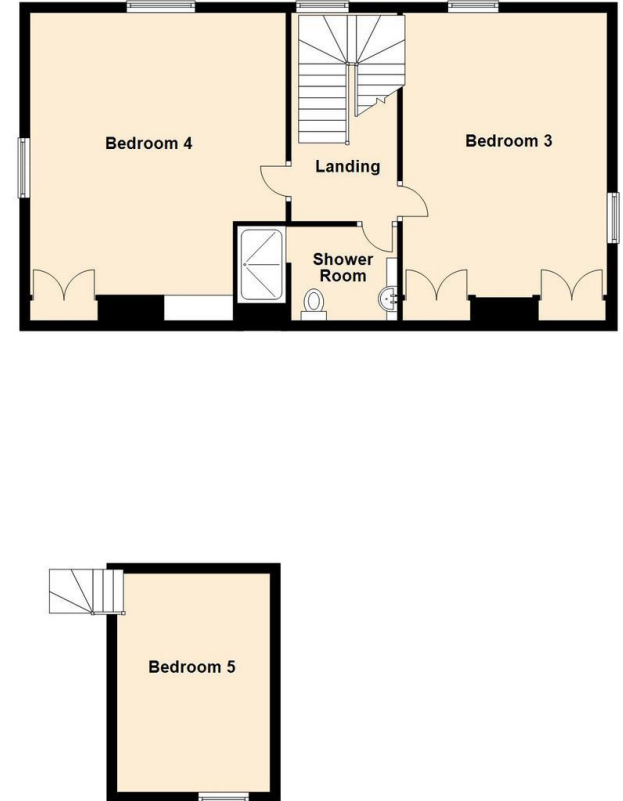
**First Floor**

Approx. 111.6 sq. metres (1200.8 sq. feet)



**Second Floor**

Approx. 81.6 sq. metres (878.1 sq. feet)



Total area approx. 351.3 sq. metres (3781.7 sq. feet)



