



Copt Oak Road, Charley

 5  2  4



# Offers over £700,000

 5    2    4

---

## Key Features

- ONCE IN A LIFETIME OPPORTUNITY!
- EXTENDED FORMER FARMHOUSE
- WITHIN APPROX TWO ACRES OF LAND
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- VAULTED FARMHOUSE KITCHEN
- EPC rating COMING SOON
- FREEHOLD







A once in a lifetime opportunity to acquire this charming extended stone built detached farmhouse sat within approximately two acres of land and a simply stunning setting within the National and Charnwood Forest area.

This well loved family home for more than forty years offers countryside views and seclusion, yet with swift access to excellent commuter links including the M1 & M42 motorways, East Midlands Airport and the market towns of Loughborough and Ashby de la Zouch just a short distance away.



The rustic interior sees some rustic stone walls and vaulted ceilings, exposing solid oak roof beams and with four separate reception rooms, the property really does offer a versatile and adaptable arrangement that would make a great home for the young and growing family.

Enter from Beacon Road and down the long driveway, forking left, where the one and a half acre grassed paddock sits to the left hand side. There is a private graveled driveway leading around to the rear of the property providing extensive parking and to a separate collection of outbuildings, one of which is a single garage with the others workshops and stores holding huge potential for further conversion to accommodation etc (subject to planning).

Enter the home through a generous hallway which sees original stripped pine panelled doors and an unusually wide staircase leading upstairs. The main lounge is split level with exposed solid wood herringbone style parquet flooring, centred around a roaring cast iron multi-fuel burner and Inglenook style fireplace, original circular metal crittle



windows and two sets of sliding patio doors, one leading to the cobbled courtyard, the other out on to an area of lawn and patio with far reaching forest and wooded views.

The large separate dining room is a great space for family occasions and entertaining, bright and airy with two windows and a lovely set of stripped pine glazed double doors leading from the hallway. There is a separate study music room which also has a cast iron log burner (not connected/installed) and a cosy sitting room featuring exposed beam ceiling and an open stone fireplace.

The vaulted farmhouse dining kitchen offers an exciting chance to make this space a kitchen of your dream! Featuring solid wood herringbone style parquet flooring, exposed roof trusses and stone walls with a feature inset decorative tiled display alcove. Views over nearby fields and a side entrance door leading to a handy entrance porch connecting this area with the rear cobbled courtyard.

Upstairs there are five bedrooms (three double) and all of which taking in full advantage of the 360 degree surrounding views. Each bedroom has sympathetic latch doors, some original and others replica and the bathroom also offers the chance for refurbishment.

Good to know: The property has majority uPVC double glazing throughout. LPG central heating supplied by a separate oil tank situated in the rear garden behind the outbuildings. Domestic water and waste is served by a septic tank waste management system located discreetly in the front garden. For sale with no chain.









ENTRANCE HALL 3.29m x 4.26m (10'10" x 14'0")

LOUNGE 4.21m x 9.82m (13'10" x 32'2")

STUDY/MUSIC ROOM 3.69m x 4.32m (12'1" x 14'2")

SITTING ROOM 3.71m x 4.51m (12'2" x 14'10")

DINING ROOM 3.67m x 6.36m (12'0" x 20'11")

FARMHOUSE DINING KITCHEN 4.66m x 6.26m (15'4" x 20'6")

GROUND FLOOR BATHROOM 1.84m x 2.39m (6'0" x 7'10")

GROUND FLOOR WC 1.10m x 1.38m (3'7" x 4'6")

BEDROOM ONE 3.61m x 4.38m (11'10" x 14'5")

BEDROOM TWO 3.30m x 3.65m (10'10" x 12'0")

BEDROOM THREE 2.70m x 3.75m (8'11" x 12'4")

BEDROOM FOUR 2.73m x 2.95m (9'0" x 9'8")

BEDROOM FIVE 2.23m x 3.26m (7'4" x 10'8")

FAMILY BATHROOM 1.73m x 2.74m (5'8" x 9'0")





## TO FIND THE PROPERTY

Leave Loughborough along Nanpantan Road, continuing past the Priory country pub on the right hand side and up over the hill. Continue past two cross junctions where eventually Nanpantan Road becomes Copt Oak Road, you should take the next turning left on to Beacon Road turning left where you will see a sign for a Business Park, heading along the road where you should form left at the next corner which takes you on to the driveway for the property and leads down to the home itself.

## SERVICES & TENURE

Mains electricity connected to the property, LPG fired central heating supplied by a separate tank. Domestic water and waste is served by a septic tank waste management system. 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

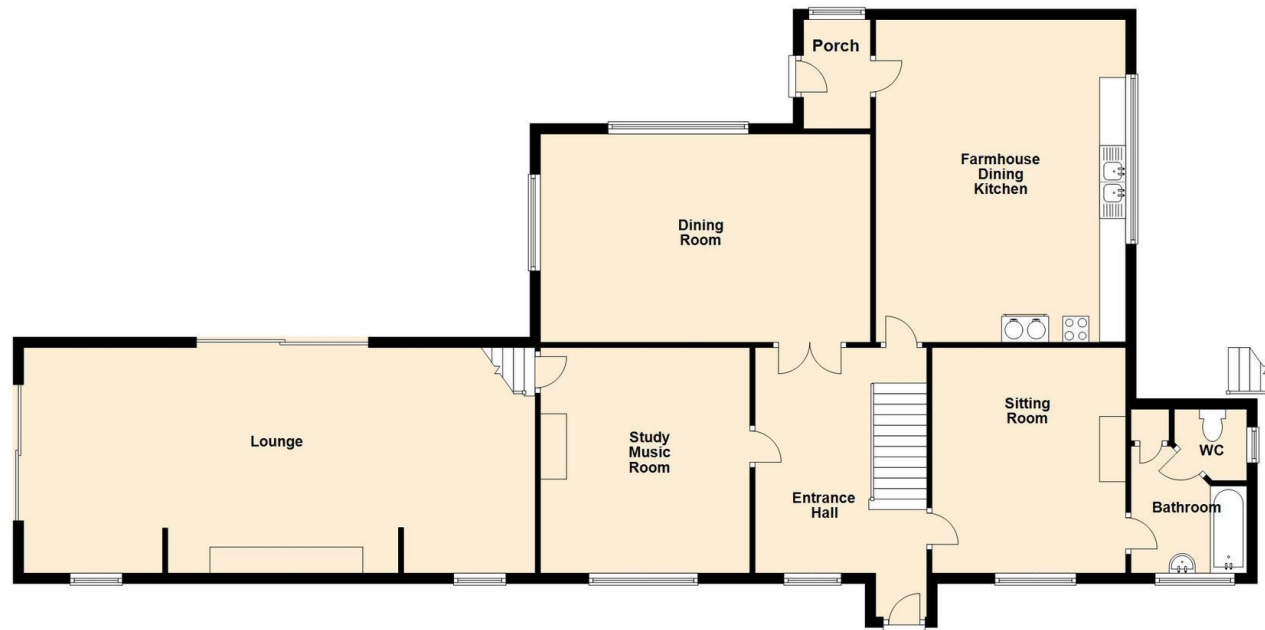
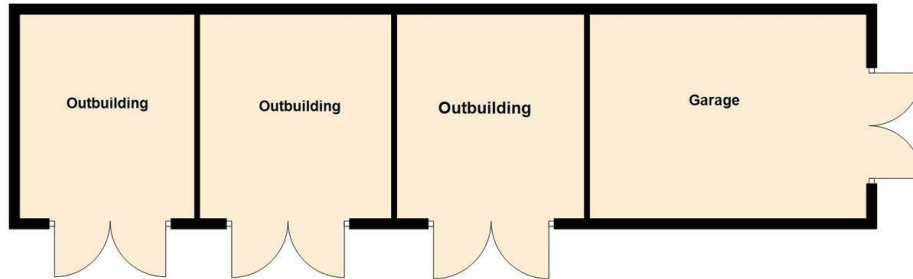
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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. 225.7 sq. metres (2429.6 sq. feet)



**First Floor**  
Approx. 76.0 sq. metres (818.3 sq. feet)



Total area: approx. 301.7 sq. metres (3247.9 sq. feet)



