



Ivy House Farm, 33 Main Street, Goadby Marwood,
LE14 4LN

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Key Features

- Substantial Character Farmhouse & Annexe
- Main House - Four Bedrooms
- Annexe - Two Bedrooms
- Brick & Stone Outbuildings & Car Port
- Four Reception Rooms
- Stunning Landscaped Gardens 0.45 acres
- Garden Bar & Lounge
- Unspoilt Village Location
- EPC Rating E

Offers over £975,000





Ivy House Farm is situated in the unspoilt village of Goadby Marwood in the beautiful Vale of Belvoir and has a wealth of original charm and character. Dating from 1820, the main farmhouse has been extended and renovated to a high specification to create four reception areas centred around a large kitchen, four double bedrooms, a luxurious bathroom and two shower rooms. There is also a large detached two bedroomed self-contained annexe, a garden bar and entertaining area, brick and stone outbuildings and a double carport surrounded by 0.45 acres of beautiful, landscaped gardens.

Accessed via the front door into the entrance hall with oak flooring, stairs rising to the first floor and door off to the sitting room with a bay window to the front aspect, a continuation of the oak flooring, multi-fuel burning stove, and original exposed beams to the ceiling. Adjacent to the sitting room is a further living room with a bay window to the front aspect, a central fireplace with a cast iron multi-fuel burning stove, built-in cupboard and exposed beams to the ceiling. The spacious kitchen is fitted with bespoke high gloss base units, Corian worktops, sink with mixer tap, an electric Aga, integrated microwave, coffee machine, dishwasher and wine cooler, space for an American style fridge freezer, flagstone flooring, two windows to the rear aspect and door to the side. There is an inner hallway opening into the dining room having a vaulted ceiling with two automatic roof lights, oak flooring with underfloor heating and sliding patio doors which opens on to an enclosed courtyard with outdoor lighting and power connection. The Garden Room is a lovely addition to the property with bi-folding doors opening on to a patio terrace, underfloor heating and a contemporary multi-fuel burning stove. From the kitchen is a stable door giving access to a versatile space set over two floors, the ground floor having a shower room, study and dressing room with stairs rising to a mezzanine level with a double bedroom and skylight to the rear aspect. Stairs rising to the first floor landing with doors off to three double bedrooms, an en-suite shower room and an impressive and stylish bathroom having a four piece suite comprising a freestanding copper, double ended, roll top slipper bath with a central mixer tap, floating toilet with wall mounted flush and a contemporary wash hand basin, a walk-in shower cubicle with a rainwater style shower head and hand held attachment, gold fittings and a large linen cupboard housing the hot water cylinder.



There is also a fully appointed annexe which has flexible use and comprises a generous sized lounge having oak flooring, multi-fuel burning stove, Velux windows and two sets of wooden bi-folding doors, a light and contemporary fitted dining kitchen



with integrated appliances, air conditioning and Worcester Bosch gas central heating with gas canisters. There are two bedrooms, a cloakroom WC and shower room.

There is a substantial range of brick and stone outbuildings including laundry room and outside WC. A particular highlight is the beautifully landscaped gardens ideal for 'al fresco' entertaining. Viewings are a 'must' to appreciate the space and versatility of the accommodation on offer.

Entrance Hall

Living Room 3.4m x 4.01m (11'2" x 13'2")

Sitting Room 3.52m x 3.88m (11'6" x 12'8")

Kitchen 3m x 8.47m (9'10" x 27'10")

Dining Room 5.45m x 3.06m (17'11" x 10'0")

Garden Room 3.89m x 7.14m (12'10" x 23'5")

Bedroom One 4.81m x 4m (15'10" x 13'1")

Shower Room

Bedroom Two 3.5m x 3.96m (11'6" x 13'0")

Bedroom Three 3.82m x 3.1m (12'6" x 10'2")

Bathroom

Mezzanine Study/Office 2.91m x 3.06m (9'6" x 10'0")

Mezzanine Shower Room

Mezzanine Bedroom Four 2.94m x 2.43m (9'7" x 8'0")

Annexe Lounge 5.34m x 3.28m (17'6" x 10'10")

Annexe Kitchen 5.24m x 3.07m (17'2" x 10'1")

Annexe Shower Room

Annexe Cloakroom WC

Annexe Bedroom 5.42m x 3.05m (17'10" x 10'0")





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

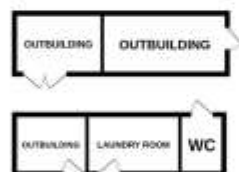
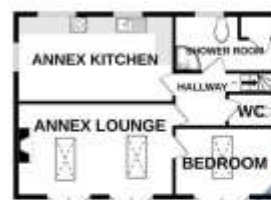
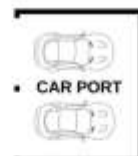
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

GROUND FLOOR



1ST FLOOR

