



St. Marys Road  
Stoneygate, Leicester, LE2 1XA



Oliver Rayns  
ESTATE AGENTS



A truly magnificent seven bedroomed Victorian home on the renowned St. Marys Road in Stoneygate boasting extensive accommodation together with generous, manicured grounds.



- Magnificent Family Home
- Seven Bedrooms
- Original Features Throughout
- Scope For Modernisation
- Extensive Living Accommodation
- Manicured And Generous Grounds
- Double Garaging
- Renowned Stoneygate Location
- Early Viewing Recommended
- Excellent Access Links To Universities And Hospitals











## Property

This truly magnificent property is available on the open market for the first time in a little over 50 years. Designed by Joseph Goddard, constructed in 1879, and named Glan y Wern, this property was home to numerous notable families in the Victorian era including Emily Goddard of Goddard's silver polish. A wonderful and cherished family home in the modern era, the property offers exciting potential for redesign and modernisation, a rare opportunity on this grand scale. The elegance of this home is striking and will surely be retained even if remodelling and renovation is proposed. The imposing Victorian façade gives way to the characterful interior which is adorned by a wealth of period features including original fireplaces and decorative coving to the ceilings. The grandeur is immediately felt upon entering into the reception hall through the quaint front door with transom window above.

The accommodation is arranged over three full height storeys; beginning with the ground floor, the principle rooms are positioned off the hall and come in the form of a sitting room, open plan living dining room, and breakfast kitchen. The sitting room lies to the front and is illuminated by the large bay window.

The open plan living dining room was created thanks to a rear extension and provides a vast space for families and guests. The room enjoys an ornate fireplace, picture rail, and coving to the ceiling as well as wide sliding doors leading into the garden. The breakfast kitchen, with views over the garden, offers a good sized space with a bespoke AGA cooker. A large pantry, running the length of the room, provides ample space for goods. Beyond the kitchen to the rear, a separate utility is found. A wide range of additional wall and base units provide storage and recesses for appliances while there is a secondary hob and sink incorporated into the worksurface.

Rising to the first floor, a bright and airy galleried landing grants access to three bedrooms as well as the staircase which rises again to the second floor. Each of the three bedrooms are generous doubles with plenty of space for large bedroom furniture. The master bedroom enjoys a walk in bay window and decorative coving to the ceiling while the second bedroom offers built in storage and a wash hand basin. The floor is completed by a modern, fully tiled shower room comprising an oversized walk in shower, wash hand basin set in a handleless vanity unit, and WC.

A further four bedrooms, again all doubles, are found on the second floor. Both garden view bedrooms offer built in storage while the smaller of the two also offers a wash hand basin. The rooms share use of the shower room which completes this home.





## Outside

The elegance of the interior is matched and perhaps even exceeded by the beautiful grounds which have been so immaculately cared for over the decades. The neat frontage sits behind a low level brick wall which is elevated with well pruned hedging. A driveway offers car standing for vehicles and leads to the front door. A triple garage, separated with two doors to a single and double, provides the ideal space for extra storage. An abundance of plants and shrubbery provide a burst of colour throughout the year and allow the home to seamlessly fit into its leafy surroundings.

The large rear garden, with outbuilding, offers a highly private space, landscaped to provide total serenity. The traditional outbuilding houses two store rooms and a W.C. A delightful space to entertain, a large slabbed patio for outdoor dining is positioned directly outside the house. Beyond, a balanced mixture of well manicured lawns, mature shrubbery, foliage, and flowers provides the gardens with an array of colour and fragrances. A crazy paved pathway leads the way to the rear of the garden where perfectly sculpted topiary is found. The side and rear boundaries are enclosed by tall brick walls with mature trees and hedging providing privacy all around.

## Location

The home is situated on the highly sought after St. Marys Road in Stoneygate, lying just over one mile from the City Centre. The property overlooks the quiet St. Marys Triangle green space with the expanse of Victoria Park just beyond. The suburb itself offers a comprehensive range of local amenities including the nearby supermarkets, public transport links, Leicestershire Golf Club and Leicester Lawn Tennis Club. Within walking distance are the ever popular Allandale Road and Queens Road shopping parades which offer a wide variety of independent shops and boutiques. Leicester City Centre is situated under a ten minute drive away providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre.

There is a wide selection of independent and state schooling in the area including the Leicester High School within walking distance. Access links to the area are excellent with the A6 London Road offering convenient access to the Leicester mainline train station which provides services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.



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