

# CASTLE ESTATES

1982

**A RARE OPPORTUNITY TO PURCHASE AN IMPRESSIVE PERIOD PROPERTY OFFERING SUBSTANTIAL LIVING SPACE, FIVE BEDROOMS, AN OBSERVATION TOWER AND SUPERB GARDENS WITH PARKING**



**123 HIGH STREET  
EARL SHILTON LE9 7LR**

**Guide Price £600,000**

- Entrance Porch To Impressive Hall
- Further Dining Room & Study
- Utility Room & Guest Cloakroom
- Four Further Good Sized Bedrooms & Two Bathrooms
- Ample Off Road Parking & Detached Double Garage
- Elegant Lounge & Sitting Room
- Large Breakfast Kitchen
- Master Bedroom With Walk in Wardrobe & Ensuite
- Observation Tower
- Beautifully Tended Private Gardens



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

Situated just a short distance from Earl Shilton's village centre, this magnificent period property dating back to 1820 is set within a generous plot - a rare feature in a central location.

The house has a wealth of character and original features including stone mullion windows, ornate stone fireplaces, ornate coved ceilings and roses, deep skirting boards and Minton tiled flooring, extremely spacious accommodation over three floors and connected by original oak staircase and balustrade.

The true beauty of the house and gardens are revealed when you drive through the double gates. Beautifully tendered mature garden giving ample off road parking for numerous cars leading to detached double garage. The property enjoys extreme privacy from the road behind a high wall ideal for family life.

Impressive entrance hall with original front door and flooring leading to two substantial reception rooms on the ground floor as well as a study and breakfast kitchen, utility room and guest cloakroom. Five bedrooms set across the first and second floors, the master having dressing area and ensuite as well as there being two further luxury family bathrooms. Internal viewing of this property is highly recommended to appreciate the beauty that property has to offer.

More specifically the accommodation comprises:

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold)

## ENTRANCE PORCH

8'10" x 5'3" (2.70m x 1.62m )

Enclosed Porch with original double doors with coloured leaded lights, coloured tiled flooring, built-in storage cupboards, glazed double doors and side windows leading to a spacious Entrance Hall.



## HALL

32'4" x 8'4" (9.86m x 2.56m)

having original coloured tiled floor, attractive feature arched doorway, delft plate rails, double central heating radiator, spindle balustraded stairs to the first floor with built-in storage cupboards





## SITTING ROOM

20'7" x 16'2" (6.29m x 4.94m)

having ornate stone fireplace with large open fire facility, flagged hearth, superb full length bay window with aspect onto the garden, two central heating radiators, original ornate plaster covered ceiling and rose.





## DINING ROOM

18'6" x 15'0" (5.65m x 4.58m )

dual aspect Dining Room with original ornate stone fireplace with open fire facility, central heating radiator, feature dado panelled walling, ornate plaster covered ceiling and centre rose



## STUDY

14'10" x 6'4" (4.53m x 1.94m)

having central heating radiator and glazed windows.



## REAR LOBBY

11'6" x 8'3" (3.53m x 2.52m)

## BREAKFAST KITCHEN

11'11" x 9'10" (3.65m x 3.02m)

having a range of hand painted units including base units, drawers and wall cupboards, matching wood effect worktops, ceramic tiled splashbacks, inset single drainer sink with mixer taps and rinser bowl, inset ceiling lighting, Stoves double oven and grill, four ring gas hob with extractor hood over in feature archway, laminated wood effect flooring, central area lighting for table, space for American style fridge/freezer, double central heating radiator and double glazed window.



## UTILITY ROOM

10'7" x 9'6" (3.24m x 2.91m)

having range of fitted units, space and plumbing for automatic washing machine and dryer, inset single drainer stainless steel sink with mixer taps, central heating radiator, tiled flooring. gas fired boiler supplying the central heating and domestic hot water and central heating programmer.

## GUEST CLOAKROOM

5'8" x 3'2" (1.73m x 0.98m)

having low level w.c.



## FEATURE STAIRCASE TO LANDING

having feature spindle balustrading.



## FIRST FLOOR LANDING

13'4" x 8'4" (4.07m x 2.55m )  
having central heating radiator.



**FIRST FLOOR LANDING**



**MASTER BEDROOM**

17'11" x 15'2" (5.47m x 4.63m)

stunning dual aspect master bedroom with walk-in wardrobe, feature fireplace, two central heating radiators, picture rail and double glazed windows.





## MASTER BEDROOM - ENSUITE

8'10" x 8'9" (2.70m x 2.68m)

having a solid oak floor, duel ended slipper bath, high flush toilet in the Victorian style, Victorian style wash basin, walk in shower, heated towel rail radiator and underfloor heating.



## MASTER BEDROOM - WALK IN WARDROBE

7'4" x 6'0" (2.24m x 1.85m )





## BEDROOM FOUR

16'4" x 8'7" (4.99m x 2.64m )

having picture rail and double glazed window.



## BEDROOM FIVE

11'4" x 9'1" (3.47m x 2.79m )

having double glazed window.

## BATHROOM

11'8" x 8'4" (3.58m x 2.56m )

having white suite including panelled bath with shower mixer and tiled splashbacks, pedestal wash basin, low-flush wc., corner shower cubicle, inset ceiling lighting, central heating radiator and double glazed window.



## SECOND FLOOR LANDING

25'0" x 8'2" (7.64m x 2.51m )





## BEDROOM TWO

17'10" x 16'0" (5.44m x 4.90m)

having feature window, beams and double glazed window.



## BEDROOM THREE

17'8" x 14'9" (5.40m x 4.51m)

having double glazed window.





## BATHROOM

6'2" x 5'8" (1.88m x 1.75m )

having a white suite including panelled bath with shower mixer, vanity unit with wash basin, integrated low flush w.c., built-in large hot water cylinder, chrome style radiator and underfloor heating.



## STAIRS TO OBSERVATION TOWER

7'2" x 6'11" (2.19m x 2.13m)

access to unique observation tower with four arched windows offering panoramic views.



**OUTSIDE**

Dual electric wooden gates giving complete privacy and security to this property. A wash pebbled driveway with ample off road parking for numerous cars leading to DETACHED DOUBLE GARAGE with lighting and an electric point. The high walled garden laid largely to lawn with large has paved patio areas, an ornamental fish pond, beautiful copper beech tree, flower and shrub borders and outside cold water tap.



**OUTSIDE**





OUTSIDE



OUTSIDE





OUTSIDE

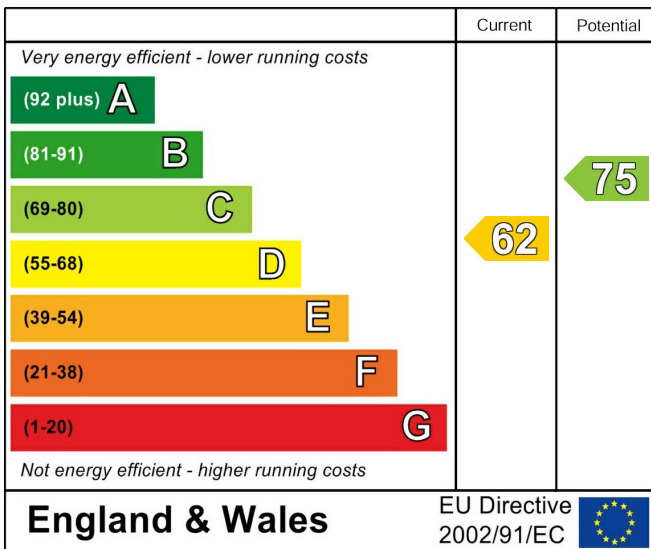


OUTSIDE

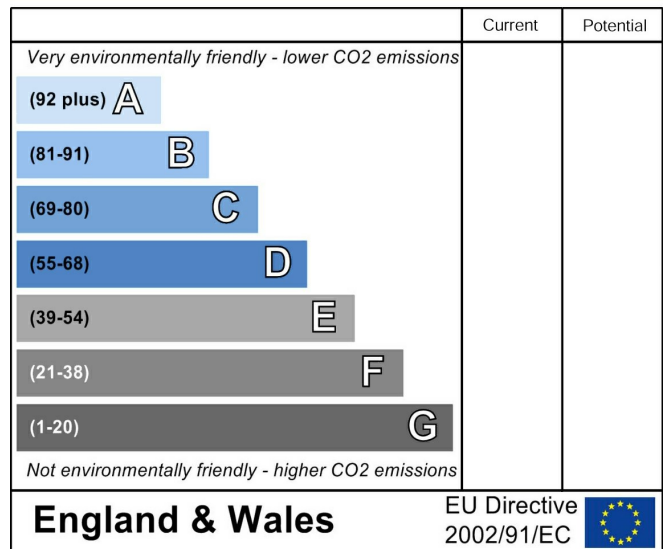




### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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