



The Gatehouse,  
Earl Shilton Road  
Thurlaston,  
LE9 7TG



£650,000

### GENERAL

A charming former Victorian Gate House beautifully renovated and sympathetically extended in recent years to an exceptional standard, effortlessly combining period charm with sophisticated contemporary living. Occupying a truly outstanding plot, the Gatehouse has pretty gardens to three sides and enjoys far-reaching westerly views across open countryside, creating a wonderful sense of privacy and tranquility. Offered for sale for the first time having been owned by the same family for four generations and over 100 years.

The ground floor offers an impressive open-plan kitchen and living space, thoughtfully designed for modern living and entertaining, with expansive bi-fold doors opening seamlessly onto a sun-drenched terrace. A beautifully appointed snug complete with a wood-burning stove, provides a more intimate retreat. Upstairs, the stylish master suite is a stand-out feature, boasting a Juliet balcony framing the country views, a generous dressing area and a luxurious en-suite bathroom. Two further well-proportioned double bedrooms are served by a stylish and contemporary family shower room.

### LOCATION

Thurlaston has a thriving village community with a primary school, village hall, church, restaurant, pub, garden centre and cafe. The village is within easy reach of Leicester and Fosse Park and there is excellent access to junction 21 of the M1.



## THE GATEHOUSE

There is underfloor heating to the ground floor with underfloor heating to the first floor also, apart from two bedrooms which have radiators. The accommodation is arranged as follows. Front door opening into entrance hall.

## ENTRANCE HALL

With Minton style floor. Opens into the kitchen.

## KITCHEN

15'7" x 11'

There is a traditional hand built kitchen by "Portree" which include an extensive range of in frame base and wall cabinets with a Fired Earth 'Bamiyan Blue' colour painted finish to the fronts. There are polished quartz work surfaces and inset sink unit. The units are arranged around the Rangemaster cooker which has an induction hob, two ovens and a grill. There is a large central island with breakfast bar. Integrated appliance include a dishwasher and microwave. Useful larder and spice cupboards. Amtico flooring and a bespoke made oak staircase rises to the first floor.

Opens into the sitting room.

## SITTING ROOM

24'2" x 12'

There is an impressive bespoke display shelving with cupboards under to one side, Amtico finish to floor and double doors opening into the snug. Bifold doors open onto the South facing terrace. Double Crittall doors open into the Snug.

## SNUG

15'10" x 12'2"

A cosy sitting room with panelled walls, wood burner stove and contemporary coving.

## BOOT ROOM/UTILITY

7' x 6'10"

Vaulted ceiling, fitted units, hardwood work surface and door opening onto the garden.

## CLOAKROOM

With low flush lavatory, wash hand basin set in upcycled Bradbury sewing machine stand.

## ON THE FIRST FLOOR

Stairs rise to the first floor landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

## MASTER BEDROOM

12' x 11'

A stylish room with full height ceiling and french doors opening onto a 'Juliet' balcony. There is a good size DRESSING AREA opening off the bedroom.

## EN-SUITE

13' x 7'9"

A luxurious en-suite with free standing bath, corner shower enclosure with rainfall and hand held shower attachments, wash hand basin and low flush lavatory. Heated towel rail and french doors to a 'Juliet' balcony.

## BEDROOM TWO

15'10" x 10'2"

The high ceiling gives a real feeling of space. There is a walk in wardrobe. Central heating radiator.

## BEDROOM THREE

10'2" x 9'7"

A double bedroom with central heating radiator.

## SHOWER ROOM

There is a walk in shower enclosure, wash bowl set on stand, low flush lavatory and heated towel rail.

## OUTSIDE

To the side of the Gatehouse there is a stoned parking area. It should be noted that there are two additional spaces in a shared courtyard to the rear.

## THE GARDENS

The Gatehouse has pretty gardens to three sides and enjoys far-reaching westerly views across open countryside. To the front of the house are manicured lawns with a path leading to the front door. A side gate opens into the main garden which is beautifully landscaped with a sun terrace adjoining the house. The garden is principally lawned with a vegetable area with raised beds to one side and a large timber clad shed. To the other side of the house another terrace which can be accessed from the sitting room.

## COUNCIL TAX

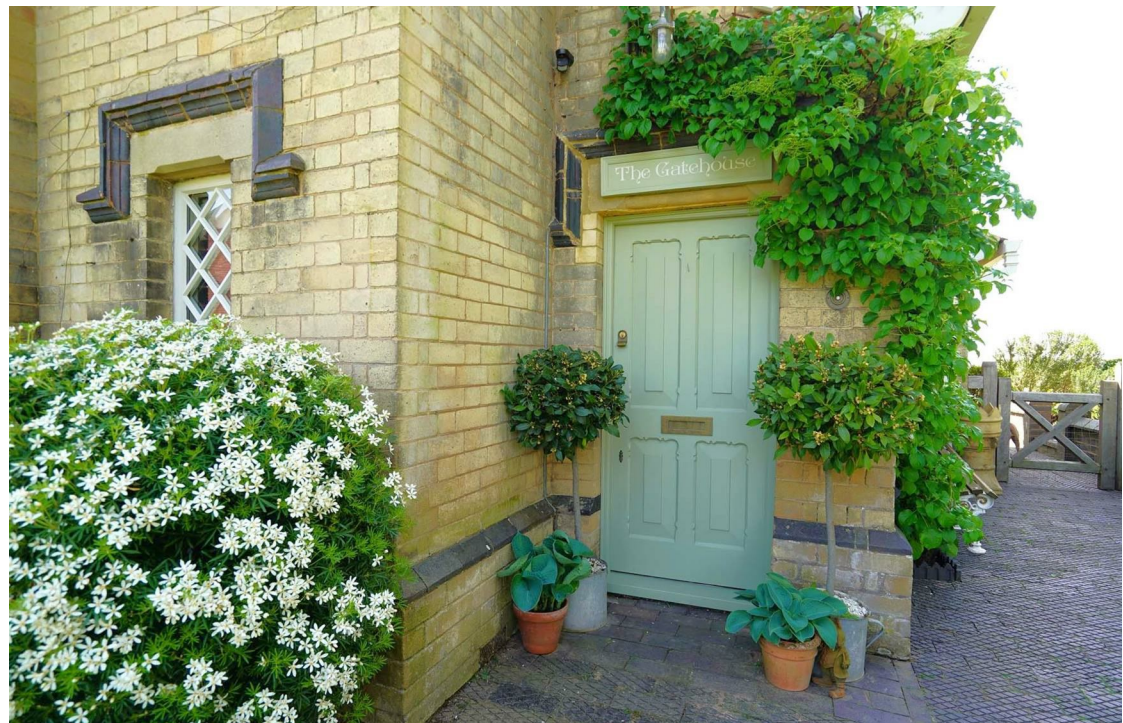
Blaby Council Tax Band D.

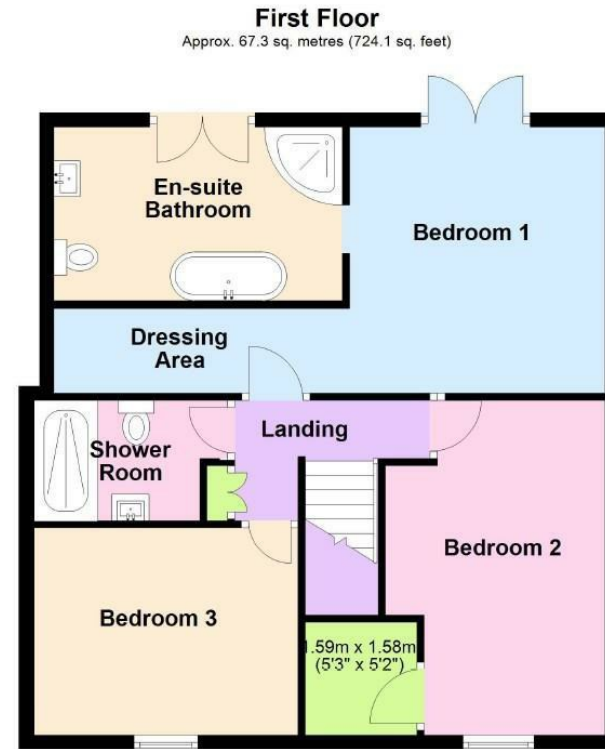
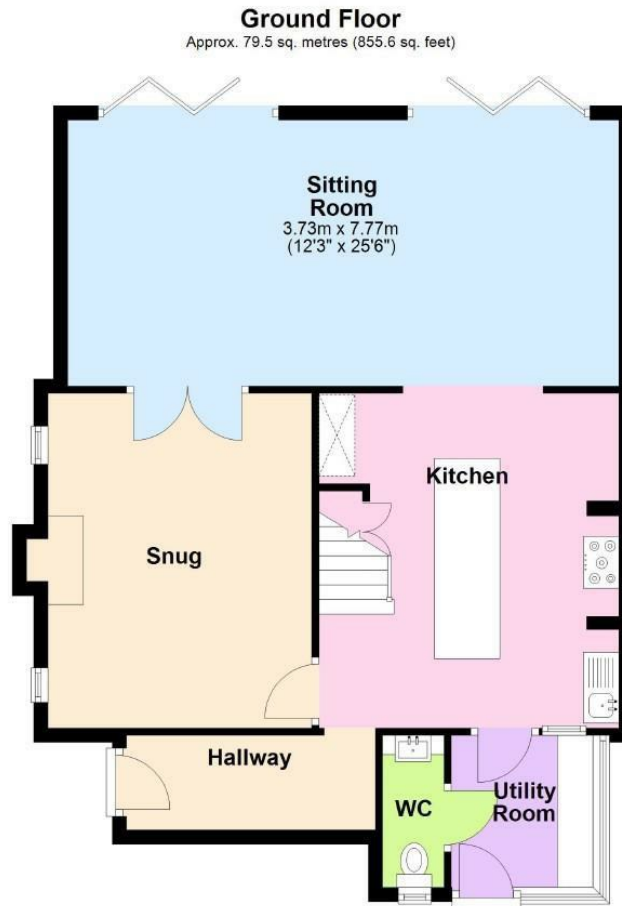
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	











Total area: approx. 146.8 sq. metres (1579.8 sq. feet)



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