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Herongate

The Ridgeway, Rothley

- Unspoilt Arts and Crafts detached family home
- First time on the open market in approximately 60 years
- One of Leicestershire's most coveted addresses
- Approximately 0.7 acres with countryside views
- Remarkably original with retained Edwardian features
- Restoration opportunity with scope to extend (STP)
- Five double bedrooms and two bathrooms
- Generous in-and-out driveway with a double garage



General Description

Rarely does an opportunity present itself to acquire a fine, unspoilt Arts and Crafts family home in a residential setting as salubrious as The Ridgeway, on the edge of Rothley. Herongate is a most special detached family home set within generous grounds of approximately 0.7 acres. Presented to the market for the first time in circa 60 years, the property offers total privacy, a rare sense of originality, and Edwardian features throughout. Now requiring total refurbishment and modernisation, this largely original, high-quality home is a true 'blank canvas' for an incoming purchaser. Situated in a prime residential location, there is potential to substantially increase the footprint, subject to obtaining the necessary planning consents.













Herongate

The main house is of excellent construction and quality, with spacious accommodation and a large double garage to the right-hand side. With potential to substantially extend (subject to the necessary planning consents) and requiring full modernisation throughout, the structure of the main house is believed to be in excellent condition. In total, and in the current layout, the gross floor area is approximately 2,979 square feet, including the garaging.

Accessed via the original hardwood front door, you will find accommodation comprising a spacious central hall leading to a drawing room, a dining room, a home office/snug, and a large kitchen/diner with views across the rear gardens.

The property also has a rear lobby, a downstairs WC, and plentiful storage. The central first-floor landing leads to five generous double bedrooms and a family bathroom. The principal bedroom suite affords separate en-suite facilities.

It must be noted that the property retains a large degree of originality and therefore preserves its key original features. The property was constructed in the Edwardian era and in the heart of the ‘Arts and Crafts’ movement. The Ridgeway was originally designed as a garden village suburb, with homes for discerning businessmen. Properties on the road are rarely available, and the setting retains much of its original character today, protected by virtue of falling within a conservation area.











Gardens and Grounds

Situated on the edge of the Charnwood Forest, the property occupies a private, mature plot. Set back from the road behind an ‘in-and-out’ driveway and mature front gardens, with off-road parking to the front for multiple vehicles. A large double garage sits to the right of the main house.

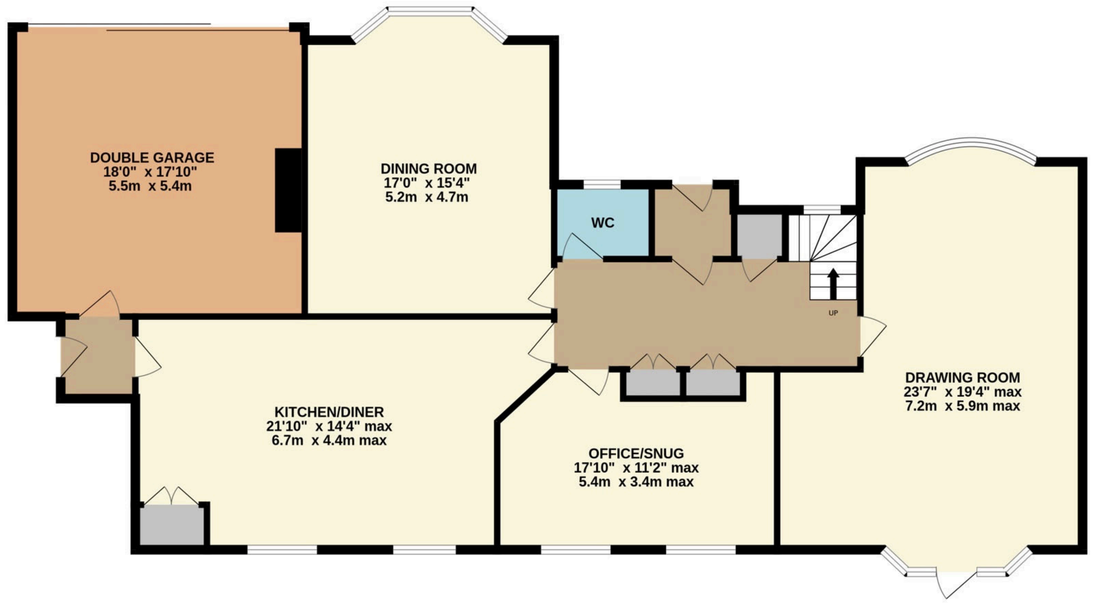
To the rear are generous, fully private gardens with views of open countryside. The gardens have been cleverly designed into designated areas and, while they require attention, they are a particular feature of the property, with the grounds full of mature specimen plants. There is also a useful, enclosed garden room believed to date back to around the 1960s.

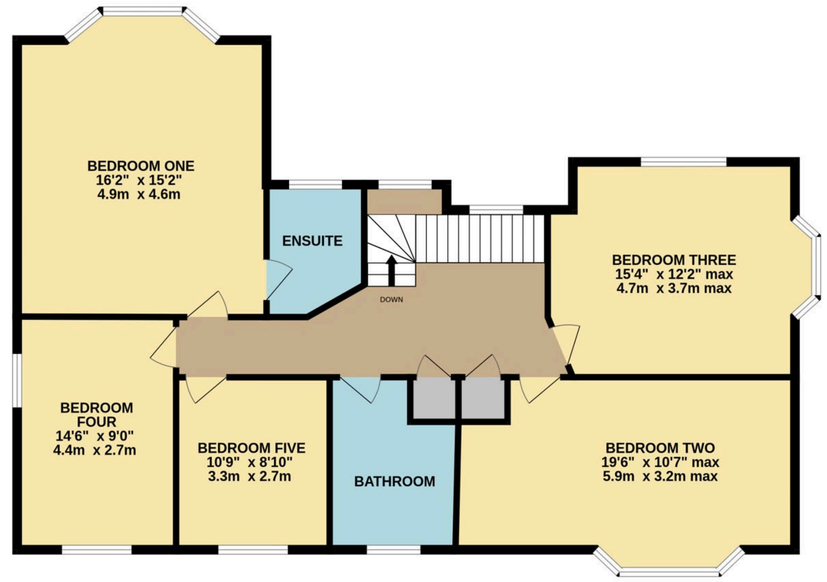
The Location

One of the highest-value roads in the East Midlands, The Ridgeway is a no-through residential road with select, exceptional family homes.

Set within beautiful countryside in the heart of Charnwood Forest, the property is within easy walking distance of the centre of the village of Rothley. The village is highly regarded, with a bustling centre and several sought-after amenities, including established pubs, restaurants, schools, and a nearby doctor’s surgery.

Notable businesses include North’s delicatessen, Hambleton Bakery, Rothley Fisheries, and Rothley Park Golf Club. There is also easy access to Leicester and Loughborough via the A6, with links to the A46 and the M1 motorway.





TOTAL FLOOR AREA : 2979 sq.ft. (276.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Distances

Leicester 7 miles, Loughborough 7 miles, Bradgate Park 3 miles, and Beacon Hill 6 miles.

Loughborough Train Station 8 miles (London St Pancras from 1 hour 14 minutes), and East Midlands Airport 15 miles.

Loughborough Grammar School 7 miles, and Ratcliffe College 5 miles (Distances and timings are approximate).

Property Information

EPC Rating: E.
Tenure: Freehold. Council Tax Band: H.
Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken, buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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