

# Far Street

Wymeswold, Loughborough, LE12 6TZ

John   
German





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Offers In Excess Of £900,000

**A truly spectacular home, dating back to the early 1800s, which has been lovingly restored and modernised by the current owners, while retaining an abundance of original character features, offering over 2,500 square feet of versatile living accommodation, a beautifully planted and maintained south facing garden, with the plot measuring approximately 1/3 of an acre, and gated access driveway with parking available for several vehicles.**

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This once in a lifetime home would make an ideal purchase for growing or established families, passionate gardeners and multi-generational living.

The property is set within Wymeswold Conservation Area and provides easy access to a range of amenities including Wymeswold C of E Primary School, Post Office, Pharmacy, The Windmill Public House and Hammer & Pincers 3AA Rosette restaurant.

The nearby major conurbation of Loughborough, approximately 15 minute drive away, offers further amenities including Loughborough University, leisure centre, supermarkets, shops, boutiques, pubs and restaurants.

Public transport is well catered for by regular bus service; commuter access to the M1, A46 and A6 is excellent. Loughborough Railway Station is 10 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is approximately 25 minutes away by car.

Accommodation comprises; five double bedrooms (one ground floor), en-suite facility to the principal and ground floor bedrooms, first floor family bathroom, ground floor wet room, utility room, four different snug lounges with solid fuel burners and an open plan kitchen/dining room. A workshop / home gym is also part of the main house's accommodation and could be converted into further living accommodation.

Externally, the south facing rear garden occupies a large portion of the 1/3-acre plot with an array of beautifully mature plants, trees and shrubs. The garden is broken into fascinating sections, all of which offer a slightly different outlooks, levels of shade, functionality and privacy. In addition, there is a single garage and two further adjoining outbuildings which could be converted and provide additional usage. Ample parking for several vehicles is provided by the secure gated driveway.

To view this property, please contact John German East Leake office.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

AI enhancements may be used in some images.

**Property construction:** Standard

**Parking:** Garage and gated driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

294.9 m<sup>2</sup>  
3178 ft<sup>2</sup>

**Reduced headroom**

5.5 m<sup>2</sup>  
59 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Referral Fees**

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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**John German**

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



