JUDGE
ESTATE AGENTS

THE HOLLIES STADON ROAD, ANSTEY LE7 7AY

£695,000
FREEHOLD

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JUDGE ESTATE AGENTS ARE PRIVILEGED TO PRESENT THE HOLLIES — A DISTINCTIVE RESIDENCE THAT HAS BEEN LOVINGLY RESCUED FROM A PERIOD OF DERELICTION AND THOUGHTFULLY RESTORED BY ITS CURRENT OWNERS.

OCCUPYING A CORNER POSITION WITHIN ANSTEY, THE FOUR-BEDROOM MAIN HOUSE OFFERS CHARACTER FEATURES AND VERSATILE ACCOMMODATION. THE PROPERTY IS ACCOMPANIED BY A SELF-CONTAINED TWO-BEDROOM BUNGALOW ANNEXE, A WORKSHOP/GARAGE AND A TWO-STOREY COACH HOUSE, TOGETHER WITH COURTYARD AREAS, GARDENS AND DRIVEWAY PARKING. FULLY SECURITY ALARMED.

THE ARRANGEMENT LENDS ITSELF TO MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION, HOME WORKING OR CREATIVE AND LEISURE PURSUITS. MORE THAN SIMPLY A HOME, THE HOLLIES OFFERS A RARE OPPORTUNITY TO BECOME THE NEXT CUSTODIAN OF A PROPERTY WITH A FASCINATING STORY.







FRONT OF PROPERTY
Occupying a corner position, The Hollies presents a traditional red-brick elevation with bay windows, decorative brickwork, an arched entrance and roofline detailing. The property is set behind a brick boundary wall with wrought-iron railings, established planting and a gated pathway leading to the entrance. A block-paved driveway to the side provides off-road parking and access to the coach house.

ENTRANCE HALL
An impressive and characterful reception hall featuring a striking Edwardian-style tiled floor, ornate cornicing, decorative ceiling rose and elegant column detailing. A staircase with turned spindles rises to the first floor, with doors providing access to the principal ground-floor rooms.

ENTRANCE PORCH
An enclosed entrance porch leads through a decorative stained-glass door with coordinating arched surround into the main entrance hall.

DINING ROOM 17'0" x 13'1"
Featuring a bay window to the side elevation, allowing plenty of natural light, together with a feature fireplace.

LIVING ROOM 13'1" x 10'9"
Featuring a fireplace with inset gas fire, decorative surround and hearth. Deep ceiling cornicing adds further character, while a side window and glazed doors opening onto the rear garden.

SITTING ROOM 14'9" x 14'5"
A versatile additional reception room with glazed doors opening onto the garden. Features include a fireplace with a gas fire, fitted shelving to either side and a cupboard ,decorative ceiling rose and dado rail.

DINING KITCHEN 20'4" x 10'5"
Kitchen offering room for a dining table and fitted with an extensive range of contemporary high-gloss wall and base units, complementary work surfaces and tiled splashbacks. Features include a range-style cooker with gas hob, a sink positioned beneath the bay window, further windows providing plenty of natural light, wood-effect flooring, a decorative glazed back door and access to a useful walk-in pantry.

LAUNDRY ROOM 12'5" x 6'2"
Fitted with a range of storage cupboards, work surfaces and a stainless-steel sink and drainer, with plumbing and space for a washing machine. Further features include tiled flooring, partially tiled walls, a radiator and an adjoining WC.

GROUND FLOOR SHOWER ROOM
Fitted with a three-piece suite comprising an enclosed shower cubicle with electric shower, pedestal wash hand basin and low-level WC. Further features include partially tiled walls, tiled flooring and a radiator.

PASSAGEWAY
Accessed from the kitchen and hall , this covered passageway features a tiled floor and provides access to the courtyard, laundry room, bungalow annexe and rear garden.

FIRST FLOOR LANDING
Featuring a stained-glass window, decorative ceiling cornicing and a staircase with turned spindles and a contrasting timber handrail. Doors provide access to the bedrooms and family bathroom.

BEDROOM ONE 16'8" x 28'2"
The principal bedroom features a bay window with additional windows providing natural light. Further features include dado rail, ceiling cornicing and a ceiling rose. An arched opening leads through to the dressing room.

DRESSING ROOM 10'5" x 6'2"
Fitted with a range of wardrobes, including mirrored doors, together with a window and radiator.

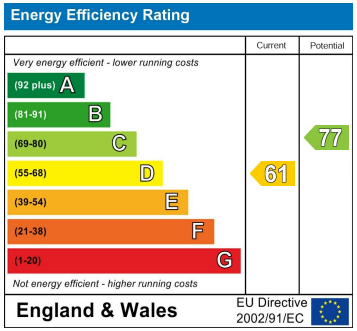
BEDROOM TWO 14'9" x 14'5"
featuring a window, dado rail, ceiling cornicing, a radiator and a built-in storage cupboard.

BEDROOM THREE 13'1" x 11'1"
A double bedroom featuring a bay window, dado rail, ceiling cornicing and a radiator.

BEDROOM FOUR 11'1" x 9'6"
A bedroom featuring a window, fitted wardrobe and radiator. Built in wardrobe housing the boiler.



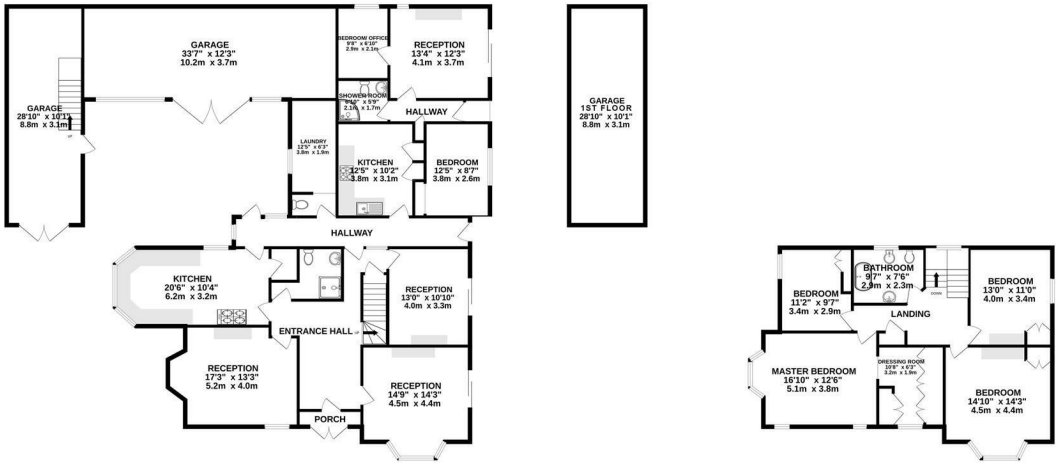






GROUND FLOOR
2522 sq.ft. (234.3 sq.m.) approx.

1ST FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 3741 sq.ft. (347.6 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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MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
We always like any potential purchaser to follow our four steps:

1. **Read property description**
2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

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TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.