



**The Black Horse 21 Bolton Lane, Hose,
Leicestershire, LE14 4JE**

£650,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Conversion
- 4 Double Bedrooms
- Ensuite & Main Bathroom
- Utility & Ground Floor Cloak Room
- Spacious & Versatile Layout
- Significantly Reconfigured & Extended
- 3 Receptions
- Walled Southerly Facing Rear Garden
- Off Road Parking
- Viewing Highly Recommended

A really unique opportunity to purchase a quite fascinating and deceptive period home understood to have formerly been The Black Horse public house, reputed to date back to the late 1800s and given permission to be converted into a residential property around 2013. The property then underwent a significant programme of thoughtful renovation and reconfiguration to create a particularly well proportioned and versatile home which approaches 2,300 sq.ft. plus a useful basement storage area.

The property combines both traditional and contemporary elements which begin with its attractive double fronted period facade behind which lies a good level of accommodation, boasting three main receptions as well as a spacious dining kitchen, a useful utility room and a ground floor cloak all accessed off a well proportioned central hallway. To the first floor there are four double bedrooms, the principal of which benefits from ensuite facilities, as well as access onto a sizeable roof terrace which provides an attractive outdoor terraced seating area with pretty views. In addition a recently modernised contemporary shower room services the other bedrooms.

Every room offers its own individuality with the property boasting high ceilings, particularly to the first floor, attractive oak internal doors and relatively neutral decoration.

As well as the internal accommodation the property occupies a pleasant central village location fronting the lane with an adjacent treble width block set driveway and an attractive walled boundary which leads into an enclosed south to westerly facing garden. The garden has a central lawn and paved terrace providing a fantastic outdoor entertaining space which links back into the main receptions.

Overall viewing is the only way to truly appreciate this delightful character home.

HOSE

Hose is a particularly sought after village nestled in the Vale of Belvoir and equipped with local amenities including public house, primary school, village hall, church and shop. Further services can be found in the nearby market towns of Bingham and Melton Mowbray.

A PERIOD TIMBER ENTRANCE DOOR WITH LEADED GLAZED LIGHT ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11'7" x 3'8" (3.53m x 1.12m)

A pleasant initial entrance vestibule having attractive oak effect LVT flooring, cloaks hanging space and engineered oak internal glazed door leading through into:

MAIN HALLWAY

A well proportioned inner vestibule benefitting from additional access out into the rear garden; turning staircase with half landing rising to the first floor landing, exposed beams, continuation of high quality oak effect laminate flooring and further doors leading to:

SITTING ROOM

22' x 14' (6.71m x 4.27m)

A well proportioned reception benefitting from access out into the rear garden; focal point being chimney breast with oak fire surround and mantel, flagstone hearth and inset cast iron insert; panel effect walls, continuation of oak effect flooring, traditional style column radiator and French doors into the rear garden and an initial terrace benefitting from a south westerly aspect.

STUDY/SNUG

11'9" x 10'4" (3.58m x 3.15m)

A versatile reception large enough to be utilised as a snug, play room or a fantastic home office with aspect to the front; chimney breast with raised quarry tiled hearth, inset stove, arched brick feature above and alcoves to the side; traditional style column radiator and multi paned window.

DINING ROOM

13'11" x 11'10" (4.24m x 3.61m)

A further well proportioned reception benefitting from a south westerly aspect into the rear garden and currently utilised as formal dining lying close to the kitchen but could be utilised as an additional sitting room if required; chimney breast with raised quarry tiled hearth, inset alcove with brick lintel above and alcoves to the side; continuation of oak effect flooring, traditional style column radiator and French doors leading out onto the rear terrace.

DINING KITCHEN

18'3" x 14'10" (5.56m x 4.52m)

A well proportioned space benefitting from a dual aspect, large enough to accommodate a dining area as well as integrated banquette seating. The kitchen is fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings and butchers block oak preparation surfaces with inset ceramic sink with swan neck mixer tap and metro style tiled splash backs; 3/4 height larder unit and integrated appliances to the side including full height fridge and separate freezer, wine cooler, microwave and dishwasher; space for free standing gas or electric range; attractive chimney breast with inset feature cast iron stove, contemporary column radiator, continuation of oak effect flooring and dual aspect with multi paned windows to the front and side.

CLOAKS/UTILITY AREA

10'4" x 6'5" in total (3.15m x 1.96m in total)

A versatile space comprising initial walk through vestibule ideal for cloaks hanging with contemporary column radiator, continuation of oak effect flooring. This opens out into a useful utility space having preparation surface with inset sink and drain unit with chrome mixer tap and tumbled marble tiled splash backs, plumbing for washing machine, space for tumble dryer and window overlooking the garden.

A further door leads through into:

GROUND FLOOR CLOAK ROOM

5'9" x 3' (1.75m x 0.91m)

Having suite comprising WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and mosaic tiled splash backs; continuation of oak effect flooring and window to the rear.

Returning to the main hallway a part glazed door gives access into a stairwell which descends to:

CELLAR

18'9" x 11' (5.72m x 3.35m)

An initial corridor leads through into a larger open space having full height ceiling providing a fantastic storage area or possibly workshop; having power and light; housing gas central heating boiler and hot water system.

RETURNING TO THE MAIN HALLWAY A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a high ceiling, access to loft space above and further doors leading to:

BEDROOM 1

15'8" x 16' into dormer (4.78m x 4.88m into dormer)

A well proportioned double bedroom benefitting from a dual aspect, ensuite facilities and two walk in wardrobes; dormer window to the side and steps leading to a French door leading out onto:

ROOF TERRACE

21'6" x 13'4" (6.55m x 4.06m)

A substantial roof terrace providing an elevated outdoor space which affords pretty views across adjacent properties and established trees to the south westerly side creating a unique feature and additional outdoor space.

Returning to the bedroom a further door leads into:

ENSUITE BATHROOM

8'4" x 6'5" (2.54m x 1.96m)

Having suite comprising P shaped shower bath with chrome mixer tap, wall mounted shower mixer with independent handset over and curved glass screen, vanity unit with WC with concealed cistern, vanity surface over and inset washbasin with chrome mixer tap and tiled splash backs with mosaic border inlay; contemporary towel radiator and window overlooking the balcony.

BEDROOM 2

12'2" x 10'2" (3.71m x 3.10m)

A well proportioned double bedroom having aspect to the front, high ceiling, chimney breast with alcoves to the side and multi paned window.

BEDROOM 3

10'10" x 10' (3.30m x 3.05m)

Again a double bedroom having high ceiling and multi paned window to the front.

BEDROOM 4

13'8" x 7'10" (4.17m x 2.39m)

A double bedroom with aspect to the side, high ceiling and multi paned window.

SHOWER ROOM

7'10" x 6'6" (2.39m x 1.98m)

Tastefully appointed with a contemporary suite comprising large quadrant shower enclosure with curved sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit providing useful storage, wall hung WC with concealed cistern and further vanity unit providing useful storage with inset washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and multi paned window to the front.

EXTERIOR

The property occupies a pleasant, established and level plot close to the heart of the village and benefitting from a south to westerly rear aspect. It's approached off the lane by an open plan frontage with block set driveway providing off road car standing for several vehicles and leading to a timber courtesy gate and, in turn, an attractive walled south to westerly facing garden which offers relatively low maintenance living with a central lawn, well stocked perimeter borders with a range of trees and shrubs and an initial paved terrace which wraps round to the rear of the property and gives access into the two main receptions providing a useful outdoor entertaining space, The garden encompasses a useful timber storage shed, exterior lighting and cold water tap.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







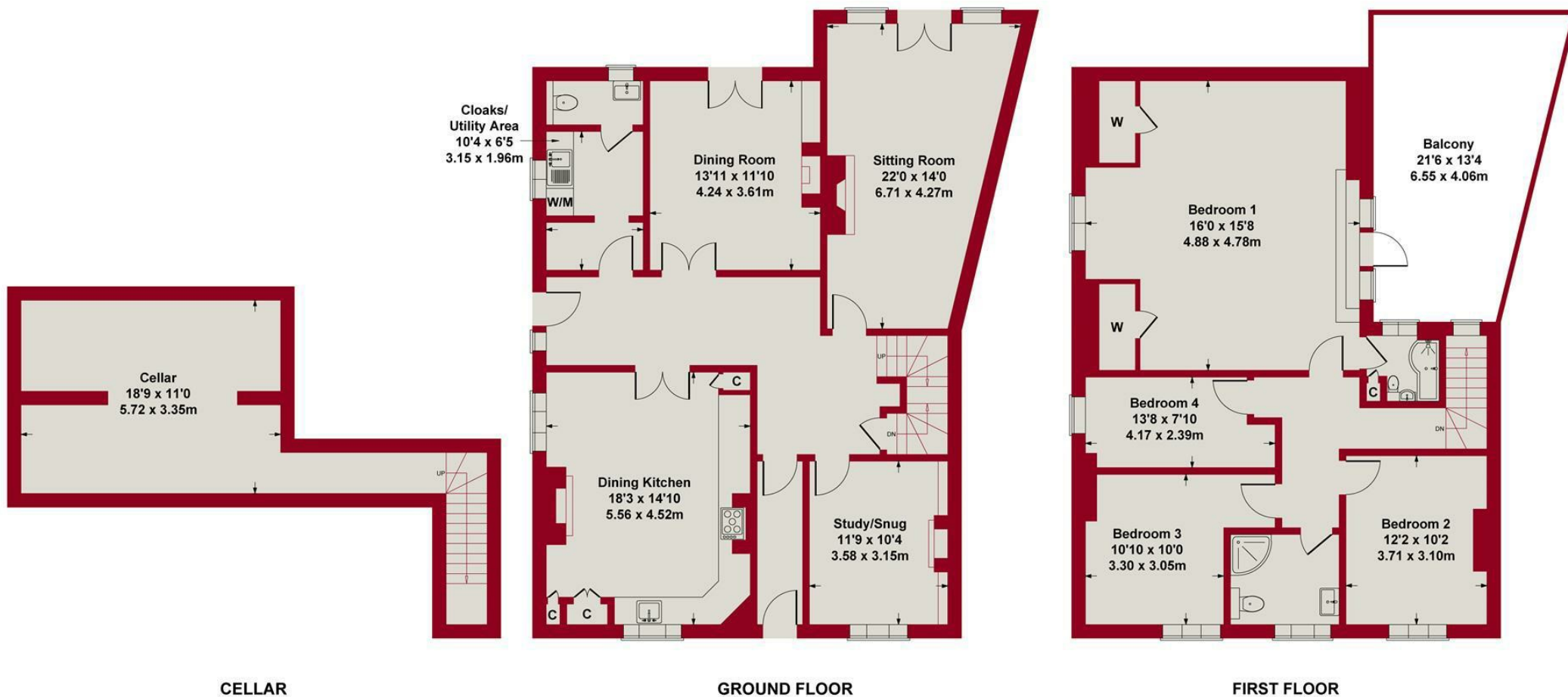












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

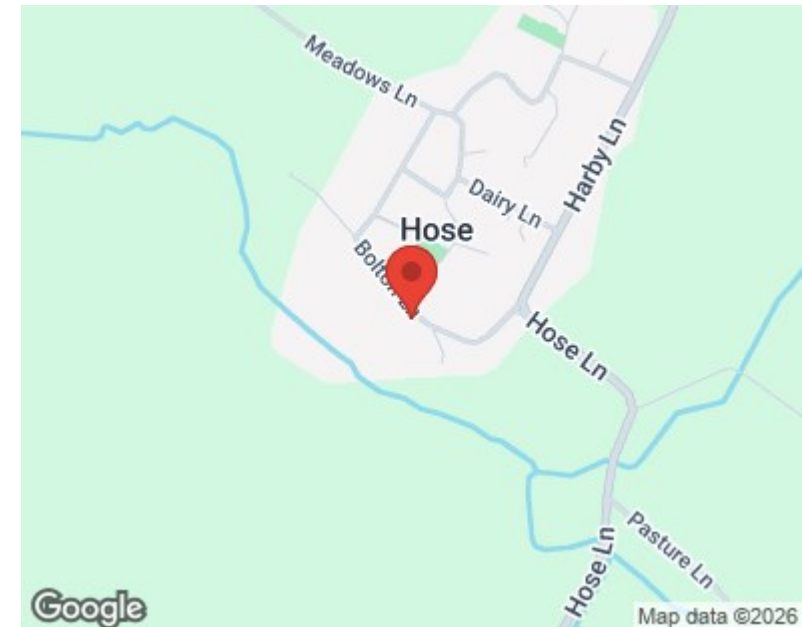
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	70
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers