



Birchwood House Westthorpe
Willoughby On The Wolds Loughborough

Birchwood House Westthorpe Willoughby On The Wolds Loughborough LE12 6TD

for sale
£1,150,000



Property Description

PART EXCHANGE CONSIDERED! A stunning new home completed by Wolds Development LLP, with breathtaking views onto open countryside and a large, South west facing garden. Being a substantial 3381 sq ft modern five-bedroom home built to the highest specification with air source heat pump heating system, underfloor heating to the ground floor and impressive architectural features throughout. The ground floor accommodation consists of an impressive, open plan family kitchen, two further reception rooms, utility and cloaks/WC. On the first and second floors are five double bedrooms and four bathroom/shower rooms. A paved driveway provides ample hard standing and access to an integral double garage.

The property is set within Willoughby a idyllic rural village set between both Leicester and Nottingham as well as the market towns of Loughborough and Melton Mowbray. The village also boasts a variety of amenities such as a pre-school/toddler group rated 'good' by Ofsted and primary school rated 'outstanding', an active village hall, bowls club and church and there are many annual events including open gardens held throughout the year. The nearby A46 allows for fast access onto the A1, M1 and M69. East Midlands airport is within easy reach and there is excellent rail service to London available from Leicester, Loughborough or Grantham.

Entrance Hallway

Having a front composite entrance door with matching attached side panel and fanlight over leading a spacious entrance hallway having feature oak and glazed staircase off to the first floor, useful concealed understairs storage with pullout shoe and bag rack and two further storage cupboards, Porcelanosa tiled flooring with underfloor heating, oak door off to: -

Cloaks/Wc

Having wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, wc fitted to vanity cabinet with vanity shelf over, Porcelanosa tiled floor continues through from the entrance hallway.

Utility Room

Accessed off the entrance hallway via an oak door fitted with a range of base and high level units with worksurfaces over and matching upstands, porcelain tiled flooring continuing through from the entrance hallway, integrated washing machine, integrated dryer, fitted shoe seat, composite door with matching double glazed window to the side elevation giving access to a side pathway and intern the rear garden.

Kitchen

Accessed via an oak door off the entrance hallway, the stunning kitchen featuring a large lantern light providing natural light together with bifold doors to the rear elevation giving access onto the garden, further French doors with matching attached side panels to the side elevation, further double glazed window to the opposite side elevation, range of high quality matching base and wall units with quartz surfaces over and matching upstands, a range of high quality integrated appliances comprising wine cooler, eye level fan assisted oven, eyelevel integrated microwave, large centre island with fitted induction hob with induction extractor, Porcelanosa tiled flooring with underfloor heating, inset spotlights to the ceiling.

Sitting Room

Having feature oak flooring, two double glazed windows to the front elevation, underfloor heating.

Study

Having oak flooring, double glazed window to the front elevation.

First Floor Landing

Having stunning oak and glazed staircase off to the second floor, large double glazed panel window to the front elevation, double glazed rooflight providing lots of natural light to the spacious landing, central heating radiator, carpeted flooring.

Master Bedroom

Stunning master bedroom with full height apex window to the rear elevation accentuating the stunning views over the rear garden and open countryside, vaulted ceiling, carpeted flooring, range of built in wardrobes.

Ensuite Shower Room

Having double width glazed shower cubicle with mains shower, rain head over and separate shower attachment, glazed shower screen, twin wash hand basins with chrome mixer taps over fitted to vanity unit with storage beneath and quartz vanity over, mirror backed to the washing area, low level wc with concealed plumbing, double glazed window to the rear elevation, wall mounted heated towel rail, Porcelanosa tiled floor and walls.

Bedroom Two

Having double glazed window to the rear elevation, double door fronted built in wardrobe, carpeted flooring, oak door to: -

Ensuite Shower Room

Having modern three piece white suite comprising hand wash basin fitted to vanity unit with storage beneath and chrome mixer tap over, fitted mirror back to the wash area, glazed shower cubicle, wall mounted heated towel rail, wc with concealed plumbing, fully tiled floor and walls, inset spotlights to the ceiling.

Bedroom Three

Having carpeted flooring, double door fronted built in wardrobe, double glazed window to the front elevation.

Bedroom Four

Having carpeted flooring, double glazed window to the rear elevation, central heating radiator.

Family Bathroom

Having a four piece modern white suite comprising contemporary bath with side mounted chrome mixer tap, wash hand basin and wc fitted to 'L' shape vanity unit with quartz vanity shelf over, double width glazed shower cubicle with mains shower, rain head over and separate shower attachment, shower niche for products, glazed shower screen, double glazed window to the rear elevation.

Second Floor Landing

Having Carpeted flooring, double glazed rooflight window providing natural light to the spacious landing, oak and glazed balustrade, oak door off to: -

Bedroom Five

A further substantial bedroom with double glazed rooflight windows, carpeted flooring, central heating radiator.

Ensuite Shower Room

Having a modern white suite comprising glazed shower cubicle with mains shower, rain head over and separate shower attachment, wash hand basin and wc fitted to vanity unit with storage beneath and quartz worksurfaces over, fitted mirror back to the sink area, fully tiled floor and walls, double glazed rooflight window to the front elevation.

Attic Room

Accessed off the second floor landing via an oak door, this room could potentially be a further bedroom, study, tv room, craft room having sloping ceiling, carpeted flooring, central heating radiator, double glazed rooflight window.

Outside

The front of the property is beautifully presented having a block paved driveway providing off road parking for several vehicles leading to the double integral garage with electric remote controlled up and over door, light and power, the driveway is flanked with borders being well landscaped softening the hard landscaping, gate giving privacy and access to the: -

Rear Garden

The stunning south westerly facing rear garden backing directly onto open fields is laid mainly to lawn and having a large porcelain paved patio to the rear and side elevations perfect for outdoor entertaining and dining accessed directly from the kitchen via the bifold doors and French doors.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Whilst all images are true representations of the property, some images have been enhanced and modified with AI to superimpose items such as furniture into the rooms

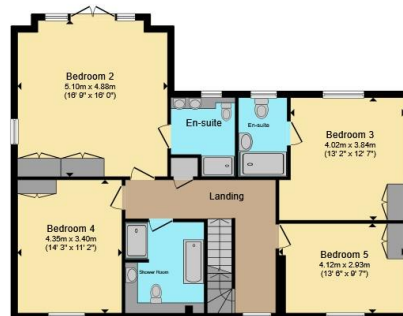








Ground Floor



First Floor



Second Floor

Total floor area 316.1 m² (3,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL206117 - 0007

Tenure:Freehold EPC Rating: Exempt

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