



Vicary House, 223 Forest Road, Woodhouse, Loughborough, LE12 8TZ

HOWKINS &
HARRISON



Vicary House, 223 Forest Road,
Woodhouse,
Loughborough, LE12 8TZ

Guide Price: £975,000

A rare opportunity to acquire a substantial period residence positioned within the heart of the highly regarded Charnwood village of Woodhouse.

Believed to date back to the mid-17th century, Vicary House is an impressive residence occupying a mature and established plot extending to 1.12 acres, enjoying a private setting along the desirable Forest Road. Boasting over 3500sqft of versatile accommodation, the property combines generous family living space with a wealth of character and original charm with original features. Briefly comprising:- multiple reception rooms, a large breakfast kitchen, pantry, utility, a basement cellar and separate office.

To the first floor there are four bedrooms including a principal bedroom with en-suite facilities, alongside a separate bathroom and separate shower room. Externally, the property is complemented by extensive mature gardens, sweeping driveway parking and garage with adjoining store.



Location

Vicary House occupies a highly desirable position on Forest Road within the historic Woodhouse Forest Road Conservation Area, an area renowned for its attractive period homes, mature surroundings and picturesque village setting. Situated in the heart of the highly regarded Charnwood village of Woodhouse, the property enjoys a wonderful semi-rural environment whilst remaining exceptionally convenient for nearby centres including Loughborough, Leicester and the wider East Midlands. The area is particularly well known for its access to open countryside, with Charnwood Forest, Beacon Hill and Bradgate Park all within easy reach. Nearby Woodhouse Eaves and Quorn offer an excellent range of independent shops, cafés, pubs and restaurants, whilst Loughborough provides more extensive shopping, schooling and mainline rail services. The M1 motorway and East Midlands Airport are also conveniently accessible for commuters.

Travel Distances

Beacon Hill Country Park – approx. 1.5 miles
Charnwood Forest Golf Club – approx. 2 miles
Quorn – approx. 3 miles
Loughborough railway station – approx. 5 miles
Bradgate Park – approx. 5 miles
M1 motorway (Junction 23) – approx. 6 miles
Leicester city centre – approx. 10 miles
East Midlands Airport – approx. 11 miles



Agents Comments

Properties of this age, scale and setting rarely come to the open market, particularly in such a central village position surrounded by some of Charnwood Forest's most attractive countryside. Vicary House offers an exceptional balance of period charm and versatile family living, with beautifully proportioned rooms, mature grounds and a wonderful sense of privacy throughout. The established gardens are a particularly striking feature of the property, creating a peaceful and secluded setting that complements the home's historic character perfectly.





Accommodation - Ground Floor

Vicary House is entered via a central entrance hall which immediately reflects the home's period character and proportions, with access leading to the principal ground floor accommodation. The property offers a series of beautifully proportioned and characterful reception rooms, each enjoying individual features and outlooks across the grounds.

The principal living room is an elegant and welcoming space centred around a feature fireplace with inset stove, complemented by high ceilings, decorative detailing and large windows allowing for excellent natural light. A separate sitting room provides further versatile reception space and could equally lend itself to a family room or reading room, retaining charming original features including exposed beams and an arched opening.

A substantial dining room extends to over 23ft in length and provides an impressive entertaining space with ample room for formal dining and seating areas. The breakfast kitchen continues the home's characterful feel, fitted with a range of traditional style units alongside a central island and Aga, with exposed beams and views over the gardens. Adjacent to the kitchen are a useful pantry, utility room and ground floor WC, whilst a separate office provides ideal work from home accommodation.

To the lower ground floor there is a useful cellar offering additional storage space.





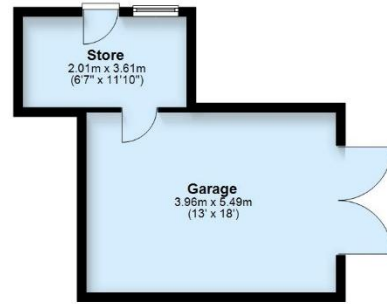


First Floor

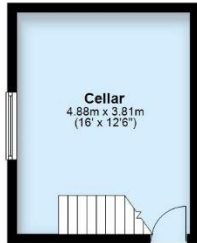
The first floor continues to impress with four well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from en-suite facilities, whilst the remaining bedrooms are served by both a separate family bathroom and separate shower room. The bathroom is particularly distinctive in style, featuring a freestanding copper bath which complements the property's period charm. Throughout the first floor, the bedrooms enjoy attractive outlooks together with a continuation of the home's character features and generous proportions.



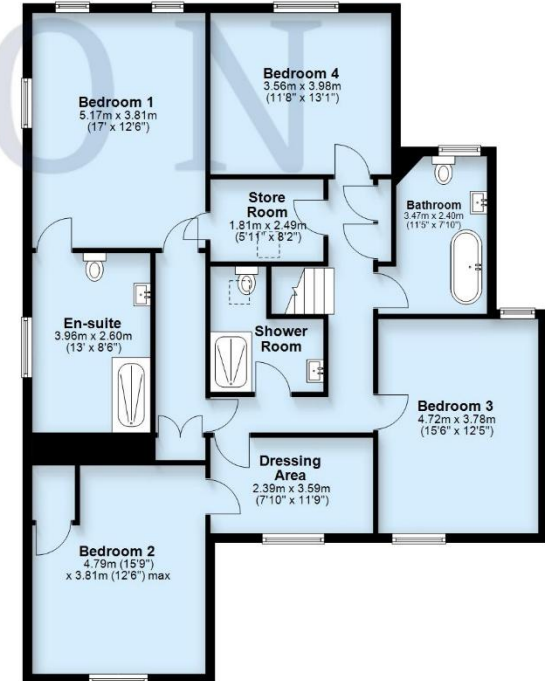
Ground Floor
Approx. 190.0 sq. metres (2044.7 sq. feet)



Basement
Approx. 18.6 sq. metres (200.1 sq. feet)



First Floor
Approx. 125.2 sq. metres (1347.3 sq. feet)



Total area: approx. 333.7 sq. metres (3592.1 sq. feet)

Outside, gardens and grounds

Occupying a beautifully mature plot extending to approximately 1.12 acres, the property enjoys exceptional gardens with expansive lawns, established specimen trees and a wonderful sense of privacy. A sweeping driveway provides extensive parking alongside a detached garage and useful stores, while the rear gardens offer peaceful seating areas and attractive countryside views, creating an outstanding setting for outdoor living and entertaining.



Features

- Historic Forest Road conservation area location
Charming country residence, dating back to early 1650s
- Mature 1.12 acre plot
- Four characterful reception rooms
- Basement cellar and large kitchen & utility room
- Four generous double bedrooms
- En-suite, elegant bathroom and separate shower room
- Sweeping driveway and detached garage
- Versatile 3592sqft of accommodation
- Close to excellent facilities and commuter roadlinks



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

Charnwood Borough Council

Council Tax

Band - G

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.