



Stanley House

Leicester Road, Sapcote, Leicestershire, LE9 4JF

BROWN & CO

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An exceptional and rare opportunity to acquire a fully established commercial haulage yard complete with extensive workshops, secure storage, separate staff/rental annexe and a luxury residence

FOR SALE BY PRIVATE TREATY

Available as a whole



DESCRIPTION

The sale of Stanley House gives someone the opportunity to acquire a unique 5-bedroom Victorian country house set in approximately 0.62 acres. The main house blends traditional period elegance with a striking contemporary architectural glass extension and has underfloor heating throughout the ground floor.

The property also includes a three-bedroom annexe which is currently in the process of being refurbished, a haulage yard, and extensive workspace, making it ideal for either high-end multi-generational living or running a commercial business from home.

LOCATION

The property is situated just outside the sought-after village of Sapcote. The location offers a perfect balance of country living with unmatched transit links to the M1 and the M69 and is also within easy reach of the A5.

DIRECTIONS

Proceed out of Sapcote along the Leicester Road and Stanley House is located on the left-hand side after approximately 0.5 miles.

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STANLEY HOUSE

The accommodation in the main house can be summarised as follows:

Ground Floor

Entrance Hallway: Features an original Minton-style tiled floor.

Lounge: 20ft x 10ft 10" with oak boarded floor and a fireplace with wood burning stove.

Kitchen/Diner: 30ft x 12ft (including cupboard) Fully fitted kitchen to a high specification featuring quartz countertops, a Rangemaster cooker, an integrated wine fridge, and vaulted ceiling. Bi-fold doors flood the room with light and open out to hard-landscaped, low maintenance gardens.

Dining Room: 10ft x 13ft with traditional Victorian fireplace.

Utility Room: 16 ft 8" x 8ft.

Shower Room: with W.C and handbasin.

First Floor

Bedroom One: 16ft x 15ft leading to bi-fold doors to balcony and spiral staircase leading up to a dedicated dressing area (15ft 8" x 14ft 7") .

Ensuite Bathroom: with walk-in rainfall shower, double washbasins and traditional vanity unit.

Bedroom Two: 11ft x 11ft (including cupboards).

Bedroom Three: 13ft x 11ft 1".





Bedroom Four: 12ft x 9ft.

Bathroom: A family Bathroom with panelled bath and standalone shower enclosure.

Second Floor

Bedroom Five: 17ft 3" x 16ft 5" with eaves storage.

Shower Room

Dressing Room: 15ft 8" x 14ft 7" with spiral staircase leading down to Bedroom one.

Outside

A hard landscaped area for easy maintenance, creating an ideal space for entertaining.

Garage: A detached double garage and log store which is directly behind the main house.



GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



2ND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 2741 sq.ft. (254.7 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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STANLEY HOUSE ANNEXE & GARAGES

Ground Floor

Entrance Hall leading to:

Large Workshop/Games Room: 46ft 3" x 17ft 7".

Attached Garage: 22ft 5" x 14ft 2".

Bar Area: 10ft 8" x 7ft 7".

W.C

Staircase leading to:

First Floor

Bedroom One: 19ft 8" x 12ft 6" – with Ensuite Shower Room.

Bedroom Two: 15ft 11" x 7ft 8".

Bedroom Three: 14ft x 12ft 6" with walk in wardrobe.

Office/Storage Room

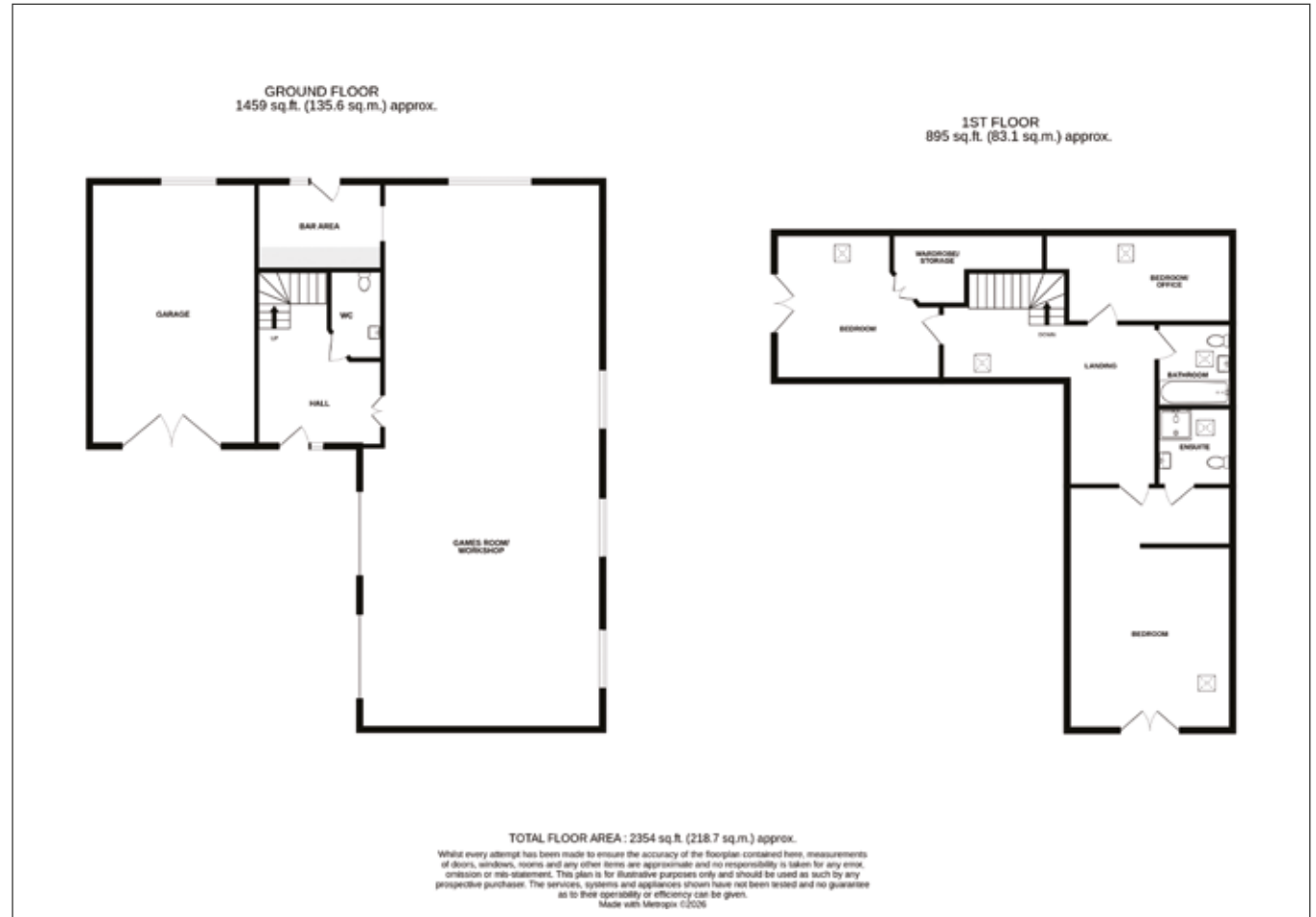
Bathroom: with shower cubicle, hand basin and W.C.

Outside

There is a separate private lawned area and a large adjoining patio area.

Commercial Workshop: 24ft 6" x 14ft 2" - Detached workshop with three phase electricity and electric roller shutter doors for easy loading.

The Yard: A fully stoned yard area with ample turning space for larger vehicles with a dedicated storage container space, and brick built miniature stables with a secure fenced area with its own electricity and water supply making it ideal for use as a cattery or for small animals.





GENERAL REMARKS & STIPULATIONS

Tenure & Possession

The property is being sold freehold and vacant possession will be given upon completion.

Method of Sale

The property is being offered for sale by private treaty.

Services

It is understood that mains water and electricity are connected to the site.

Authorities

Local – Blaby District Council

T: 0116 275 0555

County Council - Leicestershire County Council

T: 0116 232 3232

Arbitration

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements & Right of Way

The property is sold subject to all rights of way, wayleaves and easements whether mentioned or not.

Plans & Particulars

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Money Laundering Regulations

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Further Enquiries & Viewings

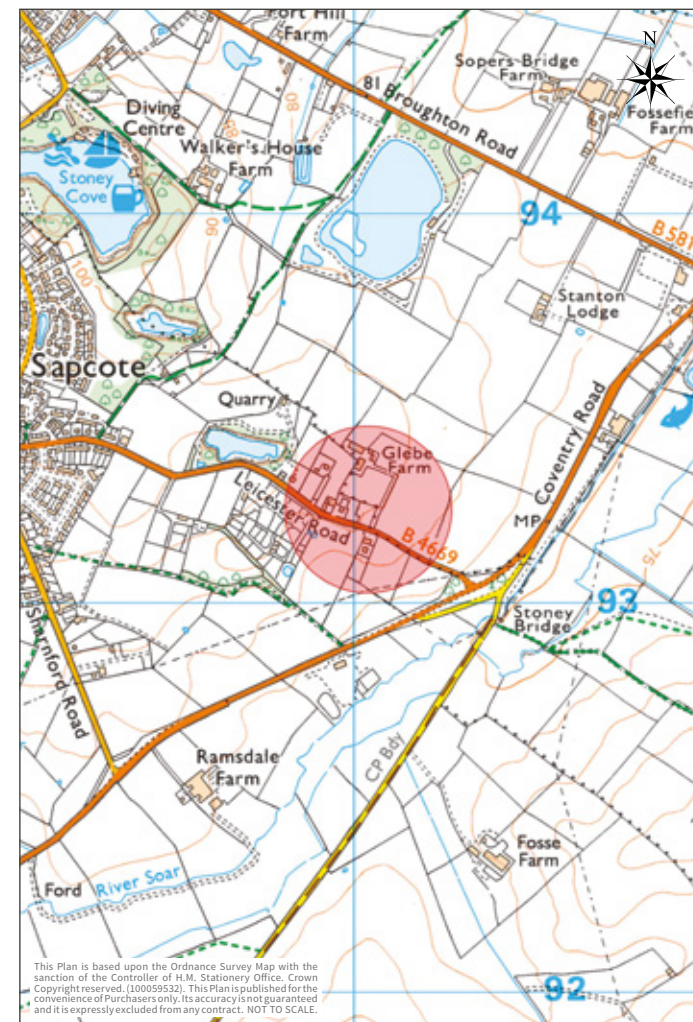
For further information and an appointment to view, please contact Richard Newey on 0116 2814931.



Main House Garden



Annexe Garden



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