

Stanley House Leicester Road,  
Sapcote,  
LE9 4JF









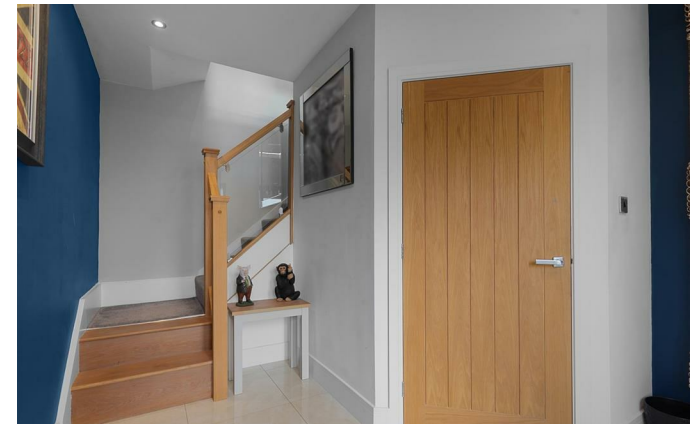
£1,000,000

#### GENERAL

A unique opportunity to acquire a Victorian House with a beautifully styled contemporary extension, a large three bedroomed annexe with garaging and workshop plus an established haulage yard set in approximately 0.62 acres. Stanley House is a sensational property which, although ideal for somebody wishing to run a business from, the premises would work perfectly for luxurious multi generational living.

#### LOCATION

Stanley House is located just outside Sapcote where there are an excellent range of local amenities. There is superb access to the motorway system via Junction 21 on the M1 and Junction 2 on the M69. The A5 is also within easy reach.



## STANLEY HOUSE

Stanley House has been upgraded and extended with considerable style by the present owners. From the front, the house is very much an elegant Victorian country house but at the back, the present owners have added a large contemporary extension with wonderful open plan living spaces and lots of glass flooding the space with light. The accommodation briefly comprises on the ground floor, an elegant sitting room, a playroom/dining room and a sensational living kitchen with bi fold doors opening into the garden. On the first floor, there is a sumptuous master bedroom suite with spiral staircase rising to a spectacular dressing room with further en-suite. On the first floor there are also three further double bedrooms together with a bedroom and shower room on the second floor. It should be noted that there is underfloor heating throughout the ground floor.

## THE ACCOMMODATION

The accommodation is arranged over three floors as follows. Front door opening into reception hall

## RECEPTION HALL

A passage with the original minton styled tiled floor, leads to the main reception hall.

## SITTING ROOM

21'1" x 12'2"

An elegant room with an oak boarded floor and fireplace housing a wood burning stove.

## DINING ROOM/PLAYROOM

13'5" x 10'8"

The principal focal point of the dining room is the traditional Victorian fireplace. There is an oak boarded floor.

## LIVING KITCHEN

31'8" x 11'6"

A wonderful zoned living kitchen. The kitchen area is

fitted with a fashionable range of base and wall cabinets with quartz work surfaces. There is a Rangemaster cooker with electric hob, two ovens and grill, a double sink unit, integrated dishwasher and wine fridge.

Running along one wall, there is a further run of cabinets which incorporate a shelved PANTRY cupboard and separated drinks cupboard. A feature has been made of the original well which is visible through a secure glass cover.

In the living area there is a vaulted ceiling with bi fold doors opening into the garden.

## UTILITY AREA

8'6" x 9'

In the utility area there are fitted base and wall cabinets with inset single drainer sink unit, together with a UTILITY CUPBOARD where the appliances can be discretely housed. In the utility cupboard there is plumbing for a washing machine. Opening off the utility area is the LAUNDRY area and Wet Room.

## WET ROOM

There is a walk in shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit and low flush lavatory.

## DOG GROOMING/BOOT ROOM

With shower and basin.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are the bedrooms and family bathroom. There is also a flight of stairs rising to the second floor.

## MASTER BEDROOM

16'9" x 15'7"

A spectacular room with bi fold doors opening onto the

balcony. There are two vertical radiators, a fitted wardrobe and a spiral staircase rising to the dressing area.

## EN-SUITE

A luxurious en-suite. Walk in shower enclosure with rainfall and hand held shower attachments, two wash hand basins set in a traditional vanity unit with framed back lit mirrors over, ladder style towel rail and low flush lavatory.

## DRESSING AREA

15'7" x 14'7"

A spiral staircase rises from the bedroom to the dressing area. A really interesting space with French doors opening onto the balcony and double doors opening into the dressing room. (first measurement 11'10" to 5' eaves height).

## DRESSING ROOM

11'10" max x 9'6" max

Used by the current owners as a clothes storage space.

## SHOWER ROOM

A very pretty shower room with rose gold fittings. There is a wet room style shower, low flush lavatory and wash hand basin.

## BEDROOM TWO

11'6" x 9'3"

A double bedroom with central heating radiator.

## BEDROOM THREE

12' x 11'9"

With country views, fitted wardrobes and central heating radiator.

(Second measurement includes wardrobes - 9'9" to wardrobe front).



#### BEDROOM FOUR

12'5" x 12'1"

A good sized double bedroom with country views. Central heating radiator.

#### BATHROOM

A stylish bathroom with suite comprising a panelled bath, shower enclosure with rainfall and hand held shower attachments, low flush lavatory and wash hand basin.

#### ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor.

#### BEDROOM FIVE

17'4" max x 16'1" max

A lovely quirky bedroom that would ideally suit a child or teenager. There are eaves storage cupboards. Central heating radiator. (14'1" to 5' eaves height).

#### WET ROOM

With shower, wash hand basin, low flush lavatory, chrome ladder style towel rail.

#### THE GARDENS

The garden has been hard landscaped for ease of maintenance and is the perfect entertaining space.

#### DOUBLE GARAGE

To the rear of the main house there is a Detached Double Garage and Log Store.

#### THE ANNEXE

The annexe is a very substantial building and perfect for multi generational family living. On the ground floor there is a large WORKSHOP (46'3" x 17'7" extending to 20'1") and a GARAGE (22'5" x 14'2").

#### RECEPTION HALL

An impressive reception hall with high gloss tiled floor

and contemporary staircase with glass balustrade rising to the first floor.

#### CLOAKROOM

With low flush lavatory and wash hand basin.

#### FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom.

#### BEDROOM ONE

14'6" x 12'5" max

A lovely room with French doors opening onto a 'Juliet' balcony. There is a separate dressing area. (10'10" measured to 5' eaves height)

#### EN-SUITE

Double shower enclosure with rainfall and hand held shower attachments, wash hand basin, set in vanity unit and low flush lavatory.

#### BEDROOM TWO

14'9" max x 12'5" max

A beautiful room with vaulted ceiling and French doors opening onto a 'Juliet' balcony. Vertical radiator and double doors opening into a DRESSING ROOM.

#### BEDROOM THREE

13'8" x 7'8"

A single bedroom with roof light. Central heating radiator. (Some restricted headroom).

#### BATHROOM

A fashionable bathroom with panelled bath having a shower over with rainfall and hand held shower attachments and screen. Wash hand basin set in vanity unit, low flush lavatory.

#### COUNCIL TAX BANDS

#### THE ANNEXE GARDEN

To the side of the Annexe is a lawned garden which makes a perfect children's play area. Adjoining the annexe is a good sized patio.

#### THE HAULAGE YARD

The haulage yard is accessed through a sliding electric security gate. The whole yard is stoned with a workshop in one corner and dog kennels in another.

#### THE WORKSHOP

24'6" x 14'2"

An excellent workshop with three phase power connected and electric roller shutter door.

#### PETTING AREA

Secure fenced area with Brick built miniature stables with electricity and water connections. Perfect for small animals or pets. Could also be used as kennels or as a cattery (subject to usual consents) and breeding.

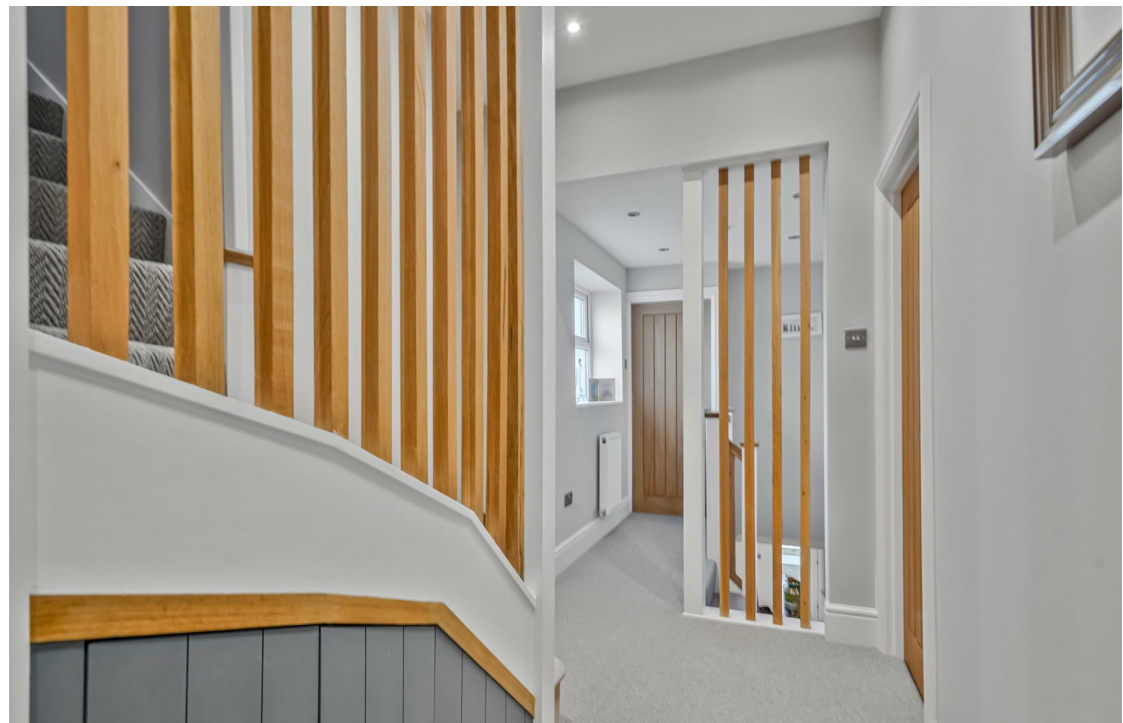












































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