





# Church Road

## Wanlip

- **\*\*NO UPWARD CHAIN\*\***
- Barn conversion lovingly updated for modern comfort
- Intriguing L-shaped property with back to front living
- Feature dining/family kitchen
- Three reception rooms making for adaptable living
- Four bedrooms, the main has a balcony and en suite
- Award winning south facing gardens
- Gated drive with detached double garage
- EPC Rating C / Council Tax Band F / Freehold

### General Description

We are pleased to offer this immaculately presented unique barn conversion with award winning enclosed south facing landscaped gardens, the current owners have undertaken extensive modernisation to the interior whilst maintaining the exterior period look of this old farm building from the Wanlip Estate, nestled on the edge of the village with Watermead country park a short stroll away.

### Accommodation

The property has an intriguing L-shaped back to front layout from what was an original single-storey stable block and an old farm barn. This unique layout gives the property a highly unusual feel, and makes the courtyard feel extremely private and exclusive.

There is a huge amount of space on the ground floor, circa 1624.8 square feet with a feature dining/family kitchen, and three further spacious reception areas, two bedrooms and a shower room. Upstairs there's a family bathroom and two additional double bedrooms, the main bedroom includes a balcony and en suite.

### External

A gated, gravelled driveway with parking for several vehicles, EV charging point and a double garage. Gated access to the main gardens which include a shed, workspace, raised beds, curved artificial lawns, limestone paving, a natural water feature and an authentic Edwardian lamppost. A micro-irrigation system ensures easy maintenance. Lighting and speakers mean the garden is usable day and night for relaxing or entertaining.





## Location

A thriving hamlet village offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The village is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester.

## Agents Note

A stunning home in a highly desirable location with a huge amount of living space and award winning gardens.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band F.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







Total area: approx. 202.2 sq. metres (2176.3 sq. feet)

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