Redwood House

Main Street | | Hoby | LE14 3DT

Asking price £799,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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This unique and very special detached home offers an exceptional opportunity to be situated in a central, yet tucked away position at the heart of this highly regarded and much sought after village. This ideal family home was a former Rectory and sits in a lovely nestled position with Hoby All Saints Church, with its beautiful vernacular architecture and many features. There is an extensive amount of off road parking giving way to a double garage. The rear garden is particularly private and beautifully maintained whilst the house itself offers accommodation benefiting from double glazing and oil fired central heating with a wonderful layout in brief comprising feature atrium hallway, large living room and separate dining room, snug and dining kitchen in addition to a large utility room and a contemporary individual designed garden room at the rear. To the first floor there are four principal bedrooms with the main bedroom having a walk-through study/dressing room, a walk-in wardrobe and en-suite, there is also a separate family shower room. The property demands internal inspection to fully appreciate.

- A Unique & Special House
- Impressive Design & Proportions
- Superbly Presented & Stylish
- Three Reception Rooms
- Double Garage & Gated Driveway
- Substantial Accommodation Throughout
- Central Yet Tucked Away Position
- Magnificent Entrance Hall
- Four/Five Bedrooms
- Beautiful Rear Gardens

'A Unique & Very Special Home'

Entrance Hall
An impressive double height entrance hallway incorporating three large Velux windows and a modern Oak frame and glazed staircase rising to the first floor. The Glazed front door is incorporated into a set of full length glazed window panels, making this an impressive entrance to guests.

Lounge
A substantial living room with a feature stone surround open fireplace, windows to the front and full length windows to the rear.

Dining Room
With doors to the rear, maple flooring and windows to the front. Glazed double doors give way to the lounge.

Family Room
With a feature bay window to the rear elevation and fireplace with marble surround.

W/C
Having a two piece white suite comprising low level flush WC, wash hand basin and window to the front.

Kitchen
Fitted with a contemporary range of modern wall and base mounted units finished in a grey frontage with double bowl sink unit and drainer with mixer tap above, space for range cooker, granite worktops, wine display cabinet, a window to the front, recessed ceiling spotlights, tiled floor and archway through to:

Breakfast Room
With tiled flooring, double doors to the rear and side giving way through to:

Garden Room
An individually designed, contemporary garden room with a glass apex mono-pitched roof, tiled flooring, log burner and wonderful views out into the garden.

Utility Room
With an ample range of base mounted units, floor mounted oil fired central heating boiler, rolled edge work surfaces, built-in storage cupboard, window to the rear, tiled flooring and doorway giving access through to:

Double Garage
A large double garage with power and lighting and up and over doors to the front.

First Floor Landing
Gives access to-

Bed 5/Dressing Room
A versatile room used to access the main bedroom, this room lends itself to being used as a study or walk-through dressing room and has a high level window to the front.

Bedroom 1
A substantial bedroom with glazed doors to the rear out onto a balcony with wonderful views over the garden and out towards open countryside beyond.

En-Suite
A contemporary three piece suite having a panelled bath, wash hand basin, low level WC, window to the front, tiled flooring and tiled splashbacks to dado height.

Bedroom 2
A good sized room with a window to the rear enjoying views over the garden.

Shower Room
Fitted with a contemporary two piece white suite comprising walk-in shower cubicle, wash hand basin and window to the front.

W/c
With a two piece suite comprising low level WC, wash hand basin and window to the front.

Bedroom 3
A good sized room with window to the rear and lovely views over the rear garden.

Bedroom 4
A well proportioned room with lovely views to the rear.

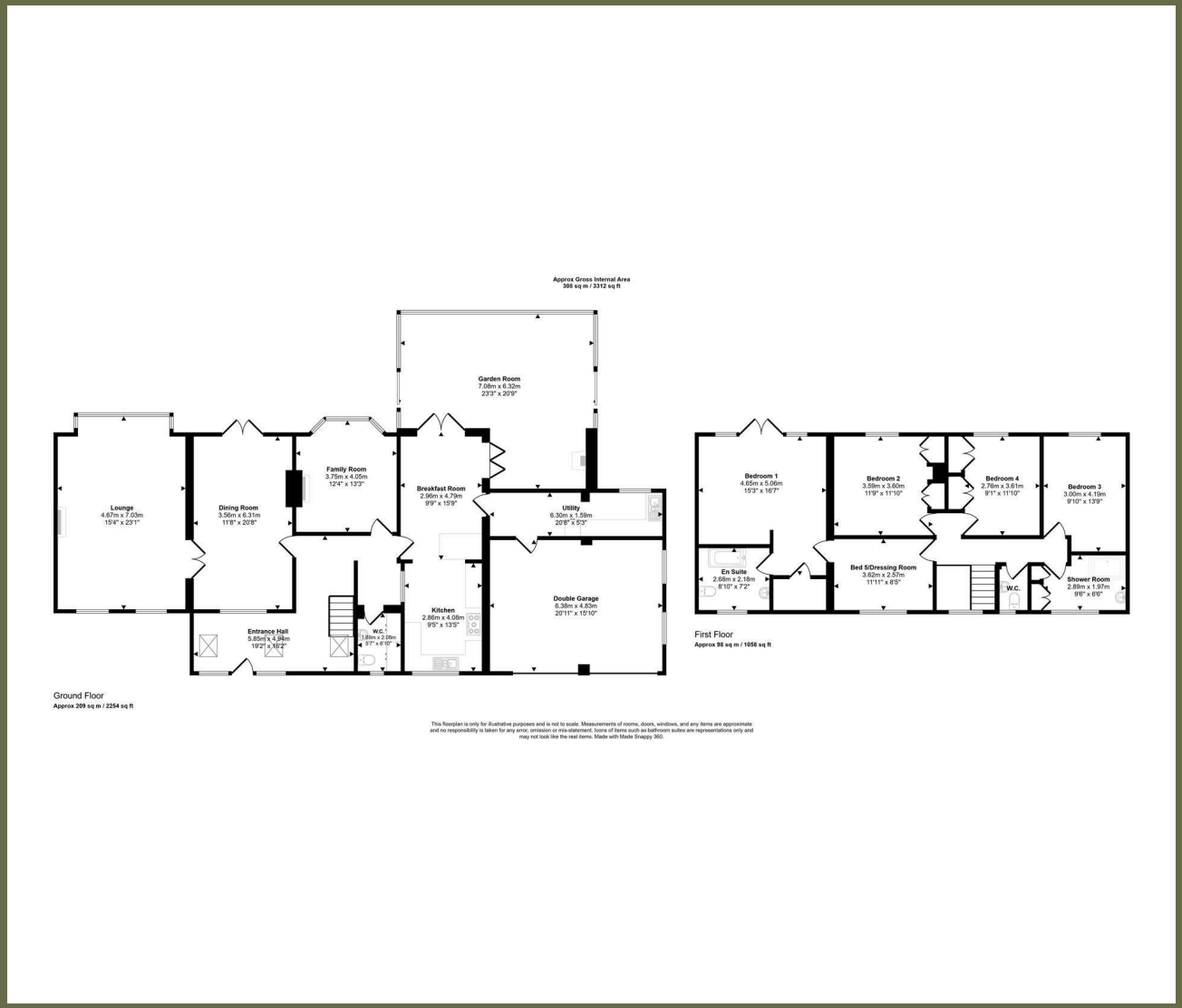
Outside Front
The property sits in a wonderful tucked away position to the left hand side of the village church with a gated entrance into a substantial amount of off road parking on pebble covered driveway with the added feature of an old folly at the head of the driveway.

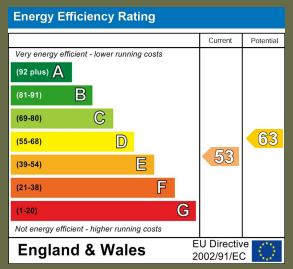
The Area
Hoby is a particularly unspoilt and popular village situated in the Wreake Valley. The village offers a local pub, church, village hall and an active community. Nearby is Ragdale Hall Spa and there is nearby schooling at Melton Mowbray, Ratcliffe College, Loughborough Endowed Schools and Oakham. The Wreake Valley is renowned for its many country walks, unspoilt villages and popular pubs and is particularly well placed for fast commuting to Melton Mowbray, Leicester, Loughborough and Nottingham. The A46 just to the North allows access to Newark and Lincoln, the North West Leicester by-pass at Leicester providing fast access to the M1.

Outside Rear
The rear garden is well maintained with a vast array of shrubs, plants and trees including a magnificent Wellingtonia Redwood tree which is protected. There are also planted borders and shaped lawn offering a great deal of privacy from the rear.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

'Spectacular Village Position'





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