



## Francon House, Main Street, Woodhouse Eaves

£799,950 Guide Price

Bed - 3 Bath - 1 Rec - 3

Francon House – A Rare Village Gem with Exceptional Character and Scope. Nestled at the very heart of the ever-desirable village of Woodhouse Eaves, Francon House presents a truly rare opportunity to acquire a characterful three-bedroom period cottage that perfectly balances timeless elegance with modern practicality — all set within an expansive and beautifully established plot of approximately 0.38 acres, backing directly onto open paddock land.

- Charming three-bedroom period cottage in the heart of Woodhouse Eaves
- Set on a generous 0.38 acre plot backing onto open paddock land
- Three spacious reception rooms plus fitted kitchen with built-in AGA
- Three double bedrooms, two with built-in wardrobes, and Whirlpool bathroom
- Detached workshop/store with annexe or integration potential (STPP)
- Mature landscaped gardens with lawn, trees and private parking
- Potential to create a further dwelling or annexe (subject to consents)
- Prime village location near Beacon Hill, Swithland Woods and M1 access

Tenure - Freehold

Council Tax Band - E

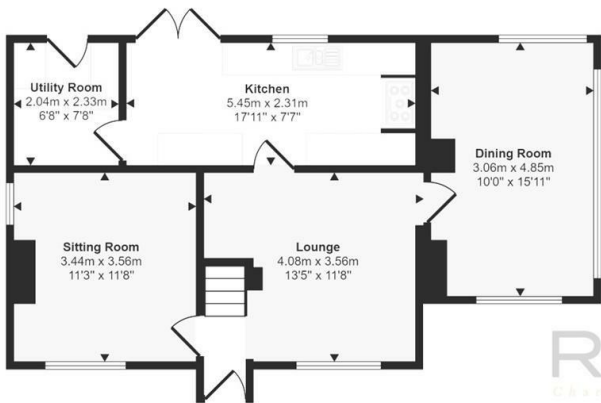
Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Decent	C	82	
Needs work	D		35
Poor	E		
Very Poor	F		
Very Poor	G		

England & Wales

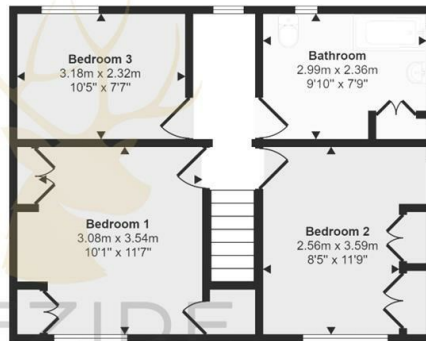




Approx Gross Internal Area  
136 sq m / 1462 sq ft



Ground Floor  
Approx 63 sq m / 678 sq ft



First Floor  
Approx 46 sq m / 499 sq ft



Workshop/Store  
Approx 26 sq m / 284 sq ft

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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