



**The Ferns, 63 High Street, Bottesford,
Leicestershire, NG13 0AA**

£1,250,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Grade II Listed Period Home
- 5 Bedrooms & 4 Receptions
- Impressive 0.7 Acre Plot
- Additional Outbuilding
- Southerly Rear Aspect
- Accommodation Approaching 4,500 Sq.Ft.
- Wealth Of Character & Features
- Gated Driveway
- Heart Of The Village Location
- Viewing Highly Recommended

A rare opportunity to purchase a truly individual, detached, Grade II listed period home which offers a significant level of internal accommodation approaching 4,500 sq.ft. and occupying a stunning, established, level plot which lies just in excess of 0.7 of an acre and benefits from a south to westerly aspect.

This unique home offers a wealth of character and features with the original part of the house believed to date back to the late 1700s with a late, Georgian, addition to the easterly side creating a handsome double fronted approach via balustraded steps to an impressive period entrance door. Internally the property offers a great deal of versatility in its layout, part of which could be annexed to create separate accommodation for maybe extended families, teenagers or even potentially a short term rental or Airbnb.

With this in mind the property offers up to 5 bedrooms and 4 reception rooms as well as a spacious farmhouse style kitchen, utility room, cloak room and also generous cellars which provide an excellent level of storage.

The property has some really interesting elements with a great deal of character. The more formal house is in keeping with the late Georgian period, having spacious receptions, high corniced ceilings and attractive sash windows while the more cottage elements of the house with its cosier rooms, some with beamed ceilings, offers a contrast to the grand element of the property.

In addition to its internal accommodation one of the main features of the house is its fantastic plot which lies just in excess of 0.7 of an acre with an initial gated driveway providing a good level of off road parking adjacent to which is a run of brick and pantiled outbuildings providing useful workshop or storage space. The initial formal part of the garden provides an attractive outlook from the house and is well stocked with established trees and shrubs. This leads down, through a mainly lawned garden, to an attractive period wall and, in turn, a large orchard/paddock area at the foot that benefits from an aspect across to adjacent fields.

This is a really interesting, individual home located close to the heart of this well regarded and much requested Vale of Belvoir village, with the property offering considerable potential to create a wonderful family home.

BOTTESFORD

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

AN IMPRESSIVE ENTRANCE IS APPROACHED BY BALUSTRADED STEPS LEADING UP TO A WIDE PERIOD ENTRANCE DOOR AND, IN TURN, THE:

MAIN ENTRANCE HALL

20'10" into stairwell x 7'11" (6.35m into stairwell x 2.41 m)

A well proportioned entrance vestibule having an attractive high, deep corniced, ceiling, deep skirtings, period Georgian turning staircase with half landing rising to the first floor and, in turn, further stripped pine doors leading to:

DINING ROOM

18'4" x 16'6" (5.59m x 5.03m)

An impressive room currently utilised as formal dining, creating a grand space with high deep corniced ceiling with central rose and picture rails. The focal point to the room being a chimney breast with inset cast iron fireplace with marble surround and stone hearth, having adjacent period dresser unit which also houses a dumb waiter which descends down to the kitchen. In addition the room has attractive sash windows to the front and side, the main window have period stripped pine shutters and panelled surround.

SITTING ROOM

17'10" x 16'7" (5.44m x 5.05m)

A further impressive room having a high corniced ceiling, chimney breast with flagstone hearth, inset grate with exposed brick back and marble surround, built in low level dresser units, deep skirtings, picture rail and attractive sash window with stripped pine shutters to the side.

Returning to the main entrance hall a further stripped pine door gives access into:

INNER HALLWAY

8' x 3'4" (2.44m x 1.02m)

Having attractive arched window to the rear and further steps leading up into:

STUDY

10'2" x 6'9" (3.10m x 2.06m)

Having access to loft space above and in turn giving access through into:

SECOND FLOOR LANDING

39' into stairwell x 3' in total (11.89m into stairwell x 0.91m in total)

Having window to the side and, in turn, further doors leading to:

BEDROOM

14' x 10' (4.27m x 3.05m)

A double bedroom having an attractive period fireplace, useful alcove and multi paned window with pleasing views down the garden.

BEDROOM

17' x 9'5" (5.18m x 2.87m)

A further double bedroom having a delightful aspect down the garden as well as an attractive period fireplace.

BATHROOM

12'11" x 8' (3.94m x 2.44m)

A well proportioned space benefitting from a dual aspect and fitted with a coloured suite comprising panelled bath, close coupled WC and pedestal washbasin, built in airing cupboard which houses the hot water cylinder and windows to the rear and side.

RETURNING TO THE INNER HALLWAY A SECONDARY STAIRCASE IN TURN DESCENDS BACK TO THE GROUND FLOOR AND AN:

INITIAL INNER HALLWAY

Offering a wealth of character with attractive exposed beam ceiling, quarry tiled floor and a further doors leading into:

DINING KITCHEN

18' x 16'2" (5.49m x 4.93m)

A well proportioned farmhouse style kitchen fitted with a generous range of units providing an excellent level of storage, having wood trimmed preparation surfaces, one with inset twin bowl sink and drain unit with chrome swan neck mixer tap, plumbing for dishwasher, attractive free standing Aga range, dresser unit to the side which houses a dumb waiter which rises to the formal dining room, heavily beamed ceiling and windows and doors to three elevations with access out into the rear garden.

PANTRY/UTILITY AREA

11'4" x 8' (3.45m x 2.44m)

A really useful space which provides a good level of storage, having attractive barrel vaulted ceiling and arched window to the side.

CELLAR

18'4" x 8'9" (5.59m x 2.67m)

Having an attractive barrel vaulted ceiling, obscure glazed window to the side and a further door leading into:

SECONDARY CELLAR

18'8" x 8'3" (5.69m x 2.51m)

Providing a fantastic level of storage again having a barrel vaulted ceiling, raised cold slab and also housing hot water cylinder and Bosch gas central heating boiler.

CLOAK ROOM

4'3" x 2'11" (1.30m x 0.89m)

Having a two piece suite comprising WC and wall mounted washbasin.

REAR ENTRANCE HALL

10'8" x 4'6" (3.25m x 1.37m)

A useful space providing cloaks hanging and leads into the old part of the cottage, having multi paned windows to two elevations, stone floor and a further door leading into:

LOUNGE

17'8" x 13'6" (5.38m x 4.11m)

A versatile reception of generous proportions benefitting from a dual aspect with windows to two elevations, having useful under stairs storage cupboard, secondary staircase rising to the first floor, built in cupboard, attractive exposed beams to the ceiling and a dual sided chimney breast with attractive arched alcove to the side. An open doorway in turn leads to:

GAMES ROOM

16'2" x 12'11" (4.93m x 3.94m)

Again a versatile space which has been utilised as an entertaining room and gym, having exposed beams to the ceiling, a dual aspect with windows to two elevations, deep skirtings and a further door leading into:

UTILITY ROOM

13'6" x 5'8" (4.11m x 1.73m)

Having a tiled floor, plumbing for washing machine, space for tumble dryer, multi paned window, timber exterior door and an open doorway leading through into:

SECONDARY KITCHEN

13' x 6'4" (3.96m x 1.93m)

Having fitted wall and base units, L shaped configuration of work surfaces, inset sink and drain unit, continuation of the tiled floor and windows to two elevations.

RETURNING TO THE MAIN ENTRANCE HALL A BEAUTIFUL SPINDLE BALUSTRADE TURNING STAIRCASE WITH STORAGE CUPBOARD OFF RISES TO:

SECOND FLOOR LANDING

15'9" x 5'8" min (4.80m x 1.73m min)

An attractive space having a period balustrade, sash window overlooking the side courtyard and, in turn, further stripped pine doors leading to:

BEDROOM 1

18'10" x 16'6" (5.74m x 5.03m)

A particularly well proportioned double bedroom having attractive sash window to the front, a run of built in wardrobes and central dressing table, high ceilings and deep skirtings.

BEDROOM 2

18'5" x 10'9" (5.61m x 3.28m)

A further well proportioned double bedroom having aspect to the front, deep skirtings and sash window.

BEDROOM 3

11' x 8'8" (3.35m x 2.64m)

Again a double bedroom having aspect to the front with deep skirtings and sash window.

BATHROOM

11'3" x 5'5" (3.43m x 1.65m)

Having a suite comprising shower enclosure with bifold screen and wall mounted electric shower, panelled bath, close coupled WC and pedestal washbasin, tiled splash backs and multi paned window.

EXTERIOR

The property occupies a deceptive plot which extends to 0.7 of an acre accessed initial off a shared entrance on the High Street and tucked away with its own gated entrance onto a generous stone chipping driveway providing ample off road parking. A run of brick and pantiled outbuildings provide a useful storage space and could offer potential for a workshop or office, subject to consent. The initial formal gardens are well maintained and mainly laid to lawn with well stocked perimeter borders with an abundance of mature trees and shrubs. The lawn sweeps down to the southerly side creating a fantastic outdoor space of generous proportions, perfect for families, the gardens offering a good degree of privacy.

COUNCIL TAX BAND

Melton Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

The property is Grade II listed and the vendor has declared EPC exempt.

The property is located within the village conservation area.

A mature Oak tree within the plot has a tree preservation order.

Minor flooding occurred in January 2025 but it was insignificant and no works were required.

The initial driveway entrance leading off the High Street is owned by the adjacent land owner with rights of access across (and potentially shared maintenance costs) to the private driveway of the subject property.

There are additional restrictive covenants preventing the keeping of poultry, pigs and pigeons, although these are historic dating back to 1978.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

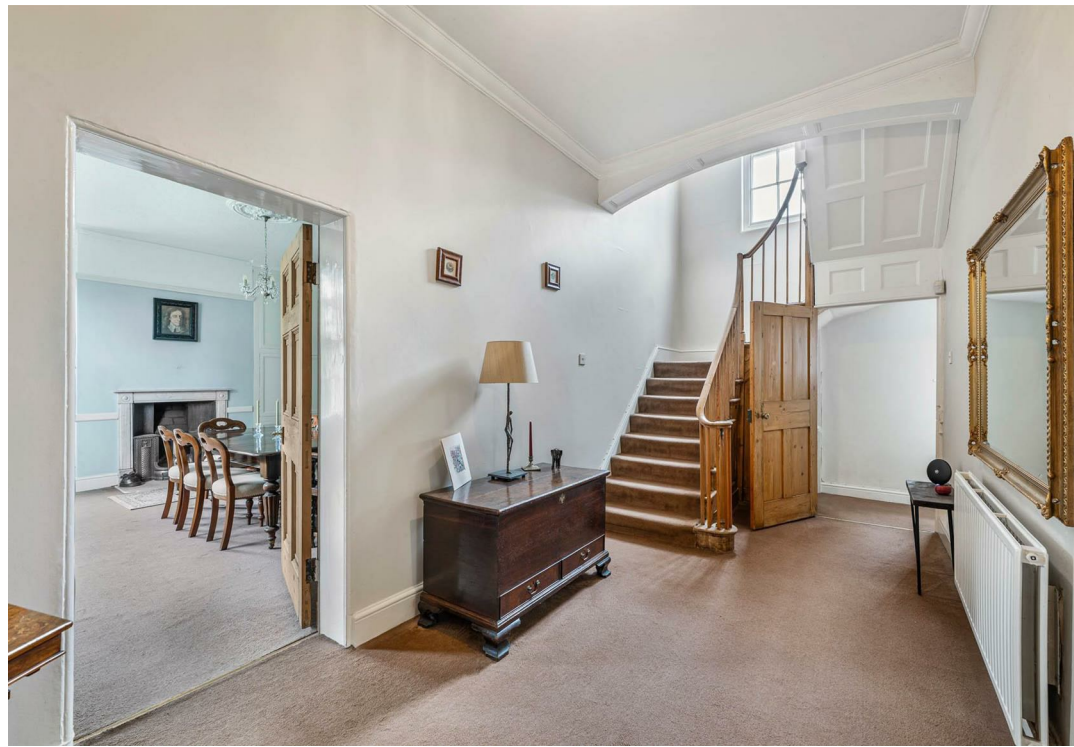
<https://reports.ofsted.gov.uk/>

Planning applications:-

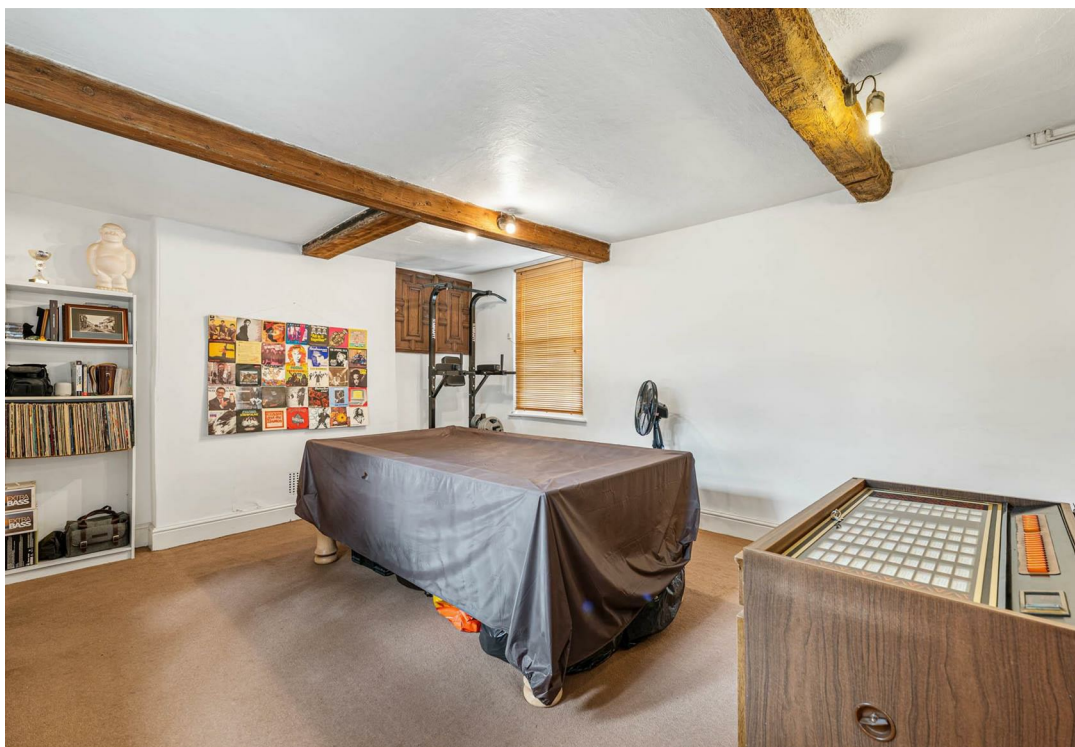
<https://www.gov.uk/search-register-planning-decisions>













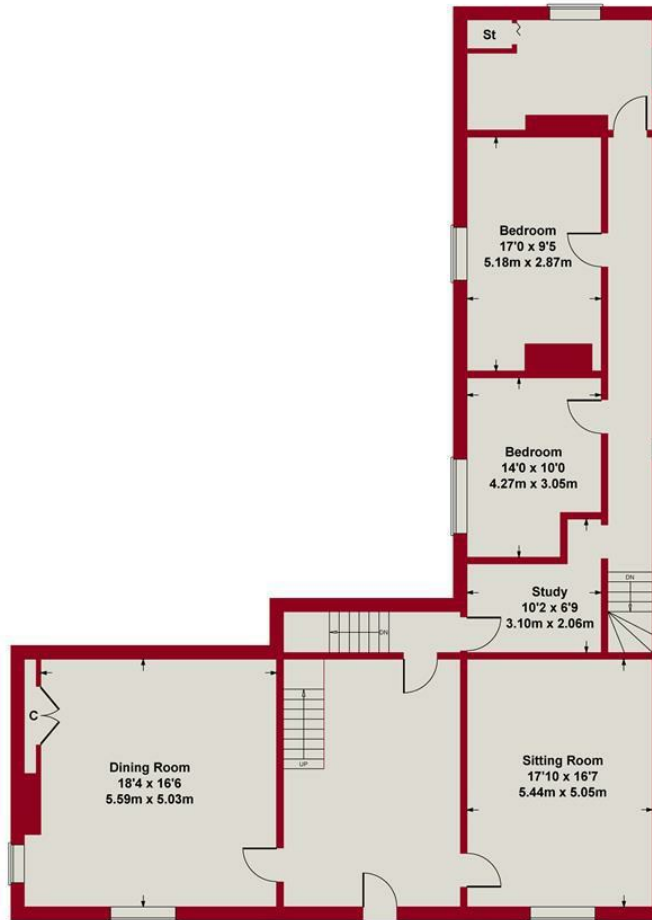




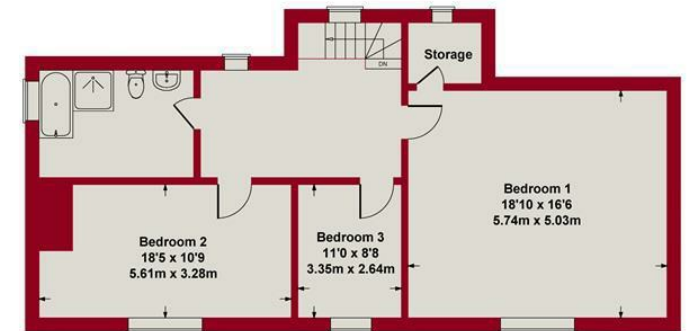




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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