



The Manor House, 33 Church Road, Nailstone, CV13 0QH

£875,000





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Nailstone, CV13 0QH

- Substantial historic village residence
- Impressive open countryside views to the rear
- Five Generous Bedrooms
- Mature Gardens
- No Chain
- Prominent position opposite Nailstone Church
- Wealth of period character and historic architectural features
- Master bedroom with en-suite
- Requires modernisation and updating

A remarkable Grade II Listed historic village home occupying a prominent position opposite the village church, with impressive countryside views to the rear.

The Manor House represents a rare opportunity to acquire one of Nailstone's most distinctive period homes; a property of considerable age, character and local significance.

A Historic Building Survey undertaken in 2002 suggests that the origins of the house most likely date from the second half of the 16th century. The house retains a strong sense of historic character, with substantial proportions, exposed structural features and architectural details that reflect its evolution over several centuries.

Whilst the property would now benefit from a programme of modernisation and updating, it offers excellent potential for a purchaser to enhance the accommodation sympathetically whilst preserving the character and individuality that make the house so special.

The setting is equally impressive. Positioned opposite the village church and established within mature grounds, the property enjoys a wonderful village outlook, while to the rear there are attractive open views across the surrounding Leicestershire countryside.

For buyers seeking something genuinely individual, The Manor House offers not simply a substantial period home, but the opportunity to become the next custodian of an important part of Nailstone's architectural heritage.



Front
Entrance Hallway
Drawing Room
Dining Room
Sun Room
Cellar
Snug
Kitchen
Utility Room & Pantry
Downstairs Bathroom
Landing
Principal Bedroom
En-Suite





[Bedroom Two](#)
[Bedroom Three](#)
[Bedroom Four](#)
[Bedroom Five](#)
[Family Shower Room](#)
[Rear Grounds](#)
[Offer Procedure](#)
[Mortgages](#)
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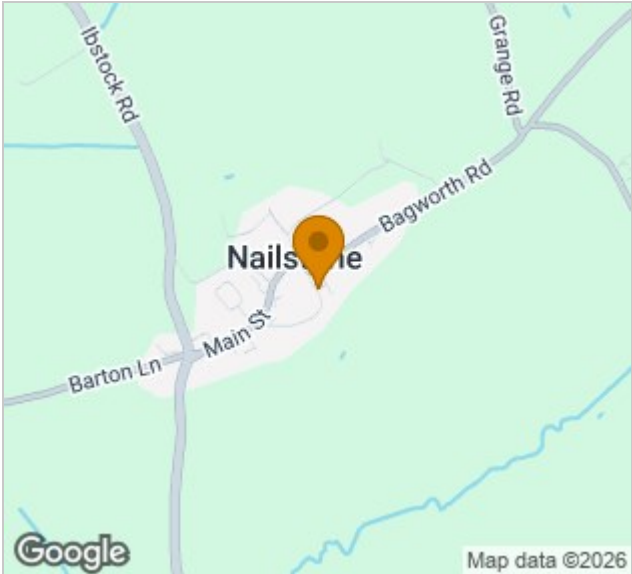
Floor Plans



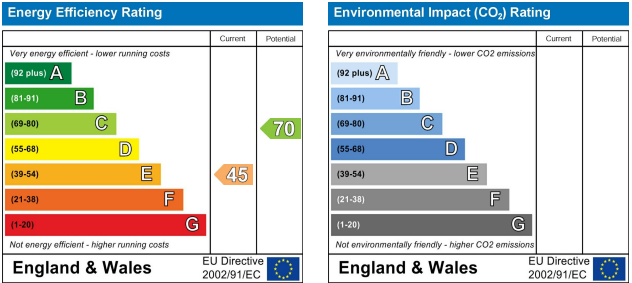
Viewing

Please contact our Market Bosworth Sales Office on 01455 890898 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



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