



Vicary House 223 Forest Road, Woodhouse, Loughborough, LE12 8TZ

Guide Price £975,000

A rare opportunity to acquire a substantial period residence positioned within the heart of the highly regarded Charnwood village of Woodhouse. Believed to date back to the mid-17th century, Vicary House is an impressive residence occupying a mature and established plot extending to 1.12 acres, enjoying a private setting along the desirable Forest Road. Boasting over 3500sqft of versatile accommodation, the property combines generous family living space with a wealth of character and original charm with original features. Briefly comprising:- multiple reception rooms, a large breakfast kitchen, pantry, utility, a basement cellar and separate office. To the first floor there are four bedrooms including a principal bedroom with en-suite facilities, alongside a separate bathroom and separate shower room. Externally, the property is complemented by extensive mature gardens, sweeping driveway parking and garage with adjoining store.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

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Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Vicary House occupies a highly desirable position on Forest Road within the historic Woodhouse Forest Road Conservation Area, an area renowned for its attractive period homes, mature surroundings and picturesque village setting. Situated in the heart of the highly regarded Charnwood village of Woodhouse, the property enjoys a wonderful semi-rural environment whilst remaining exceptionally convenient for nearby centres including Loughborough, Leicester and the wider East Midlands. The area is particularly well known for its access to open countryside, with Charnwood Forest, Beacon Hill and Bradgate Park all within easy reach. Nearby Woodhouse Eaves and Quorn offer an excellent range of independent shops, cafés, pubs and restaurants, whilst Loughborough provides more extensive shopping, schooling and mainline rail services. The M1 motorway and East Midlands Airport are also conveniently accessible for commuters.

Travel Distances

Beacon Hill Country Park – approx. 1.5 miles

Charnwood Forest Golf Club – approx. 2 miles

Quorn – approx. 3 miles

Loughborough railway station – approx. 5 miles

Bradgate Park – approx. 5 miles

M1 motorway (Junction 23) – approx. 6 miles

Leicester city centre – approx. 10 miles

East Midlands Airport – approx. 11 miles

AGENTS COMMENTS

Properties of this age, scale and setting rarely come to the open market, particularly in such a central village position surrounded by some of Charnwood Forest's most attractive countryside. Vicary House offers an exceptional balance of period charm and versatile family living, with beautifully proportioned rooms, mature grounds and a wonderful sense of privacy throughout. The established gardens are a particularly striking feature of the property, creating a peaceful and secluded setting that complements the home's historic character perfectly.

ACCOMMODATION DETAILS

Details to follow

OUTSIDE

Details to follow

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

Charnwood Borough Council

Council Tax

Band - G

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. None of the services have been tested - ' to be personalised to property' mains water, electricity, gas and drainage services need to be added and any broadband provider.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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