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“Yew Tree House”





Yew Tree House,  
Smeeton Road,  
Saddington  
LE8 0QT



# "Yew Tree House"

Situated in the highly desirable and picturesque village of Saddington in the rolling Leicestershire countryside, this impressive and pretty-fronted property boasts a wealth of period charm with its Victorian red-brick and chapel addition, original internal doors and stained-glass windows, coupled with four double bedrooms and an annexe potential!





## Property Highlights

Conveniently located within walking distance to village pub, church and countryside walks are on the doorstep. The villages of Fleckney and Kibworth are just a short drive away, with Market Harborough and Leicester a little further down the road, both with a wide range of amenities and commuter rail links.

Entrance through the beautiful six panelled Victorian front door leading into the entrance hall boasting a wealth of period charm with its timber panelled staircase, four panelled pine doors, a stained-glass window and a dado rail.

The study leads off the entrance hall to the left-hand side with an original sash window to the front elevation, a stunning green log burner on a beautiful original pine surround and two original pine storage cupboards.

The dining room flows off the hall to the right-hand side, with an opening fireplace with a solid pine surround, double doors opening through to the conservatory, beautiful deep original skirting boards and double doors through to the chapel living room.

The former chapel living room is a fantastic space and boasts a stunning vaulted ceiling creating a real sense of dramatic space and four windows flood the room with natural light. An intricate and rare Norwegian tiled log burner takes centre stage as a focal point to the room and a stunning antique brass chandelier provides additional lighting.



## Property Highlights

Leading from the entrance hall flows into the kitchen and conservatory areas with traditional tiled flooring; a wealth of light injected from the lantern windows and a door through down to the cellar. A mixture of fitted and freestanding pine storage units will be included as part of the sale.

Brick steps leading down to the cellar providing additional storage and housing the Worcester Bosch combi boiler.

The bespoke hand-built kitchen comprises a host of eye and base level solid timber units, granite work surfaces, a stainless steel one and a half bowl sink, a freestanding Falcon range-styler cooker with a five-ring gas hob, and a Fisher & Paykel dual drawer integrated dishwasher.

Light and airy conservatory with two sets of French doors opening out to the garden and a stunning log burner set in the corner.

Leading off the kitchen area is the old barn, expertly integrated into the flow of the property and currently set up as a library/reading room with solid oak flooring, a beautiful log burner, a wealth of fitted storage and bookshelves, stunning exposed timber beams, stairs flowing up to a bedroom and French doors opening out to the garden.



## Property Highlights

Impressive ground floor bathroom comprising painted timber floorboards, a stunning exposed beam, a heated towel rail, a high-level WC, a pedestal wash hand basin and a roll top bath with a central tap and handheld shower wand.

Separate utility room with space and plumbing for a washing machine and tumble dryer.

Leading up the stairs from the library/reading room is a generous double bedroom with two skylight windows, a beautiful, exposed timber A beam, eaves storages and a window to the side elevation. The first-floor landing of the main house features a sash window to the front elevation, a large storage cupboard and access to the attic via a hatch.

Main bedroom comprising a sash window to the front elevation injecting natural light and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a shower enclosure with a fitted shower over.

Two further bedrooms, both of which are double in size with the second bedroom currently being utilised as a dressing room with a wall of fitted storage.

The bathroom is a real step back in time with chequerboard tiled flooring, a traditional style toilet, a beautiful wash hand basin set on an iron stand, a roll top bath with claw feet, a period style radiator and a shower enclosure with a fitted shower over.





## Outside

The property features a stunning, red-bricked frontage and flows into the red brick of the chapel with its arched windows and retaining brick wall. Paved forecourt offers a range of mature plantings, and a paved path flows up to the front door. To the side of the property is a block paved driveway, tucked away behind timber gates offering off road parking for one car.

The courtyard style garden features a paved patio area leading from the doors of the library offering the ideal space to sit and entertain with friends. Steps lead up to a further patio area, enclosed by a brick wall and a wealth of mature plantings.

## Measurements

**Old Chapel Living Room**  
6.55m x 4.65m (21'6" x 15'3")

**Dining Room**  
6.1m x 3.71m (20'0" x 12'2")

**Study**  
3.35m x 3.07m (11'0" x 10'1")

**Kitchen**  
3.35m x 2.9m (11'0" x 9'6")

**Second Reception Room and Library**  
5.59m x 4.32m (18'4" x 14'2")

**Utility**  
2.01m x 1.22m (6'7" x 4'0")

**Bathroom**  
3.02m x 2.01m (9'11" x 6'7")

**Conservatory**  
4.9m x 3.4m (16'1" x 11'2") max

**Breakfast Area**  
4.67m x 2.92m (15'4" x 9'7")

**Main Bedroom**  
3.66m x 3.07m (12'0" x 10'1")

**En Suite**  
2.84m x 1.22m (9'4" x 4'0")

**Bedroom Two**  
3.02m x 3.07m (9'11" x 10'1")

**Bedroom Three**  
3.63m x 2.9m (11'11" x 9'6") max

**Bathroom**  
3.1m x 2.9m (10'2" x 9'6") max

**Bedroom Four -**  
5.44m x 5.31m (17'10" x 17'5") max



Total area: approx. 234.5 sq. metres (2524.4 sq. feet)



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