Spindlecroft 18 Church Close, Hose, Leicestershire, LE14 4JJ

Chain Free £849,500

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Cottage
- 5/6 Bedrooms & 4 Reception Areas
- Plot In The Region Of 0.64 Of An Acre
- Wonderful Established Gardens
- No Upward Chain
- Extended & Reconfigured
- 3 Bath/Shower Rooms
- Considerable Parking & Garaging
- Wealth Of Character & Features
- Accommodation Approx 3,100 sqft

An interesting opportunity to purchase a fascinating, individual, detached period cottage with later additions combining to provide a considerable level of internal accommodation approaching 3,100 sq.ft., having the quirky elements of a period home with the benefits of modern living.

As well as the main accommodation the property occupies a stunning plot which lies in the region of 0.64 of an acre off a private driveway which leads to a delightful, mature garden which surrounds the cottage and offers a high degree of privacy with an aspect across to the pretty village church.

This wonderful home offers a wealth of character, particularly in the older elements which date from approximately 1860, boasting up to six bedrooms and three bath/shower rooms as well as an additional ground floor cloak room and up to four reception areas making this a fantastic family home. In addition the later part of the house provides potential annexe style facilities with a sixth double bedroom situated in the eaves which would be perfect as a guest or teenage suite. Alternatively this space would make an excellent home office away from the main house or this area could potentially be separated, having its own shower room and kitchen area, providing the ability for those with extended families requiring annexe style facilities.

The property is tastefully presented throughout with modern fixtures and fittings.

As well as the internal accommodation the property occupies a delightful established plot with a considerable level of off road parking and also having a good selection of workshop/garage space, having a timber framed garage/workshop and further brick built double garage attached to the house. The driveway provides parking for numerous vehicles with the frontage leading into well stocked, established gardens which encompass a useful summer house.

Overall viewing is the only way to truly appreciate this interesting, individual home located at the heart of this well regarded Vale of Belvoir village.

The property comes to the market with the benefit of no upward chain.

HOSE

Hose is a particularly sought after village nestled in the Vale of Belvoir and equipped with local amenities including public house, primary school, village hall, church and shop. Further services can be found in the nearby market towns of Bingham and Melton Mowbray.

We have also been informed by the Vendor that Hose currently has a tennis club, bowls club, badminton club, blacksmith, livery stables and post office.

A PAIR OF TIMBER CASEMENT FRENCH DOORS LEAD THROUGH INTO:

INITIAL ENTRANCE HALL

28'7" max x 7'4" max (8.71m max x 2.24m max)
A well proportioned initial entrance vestibule offering a good level of space as well as excellent storage, having attractive oak stripped wood flooring, inset downlighters to the ceiling and multi paned door leading to:

BREAKFAST KITCHEN

18'11" x 10'10" (5.77m x 3.30m)
A well proportioned light and airy space having a delightful aspect into the garden. The initial kitchen area is beautifully appointed with a generous range of bespoke farmhouse style solid wood wall, base and drawer units providing an excellent level of storage, having glazed dresser unit with Butlers pantry and low level drawer units beneath, granite preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap and granite upstands, integrated appliances including stainless steel finish gas hob, separate fan assisted Neff oven with space for microwave above, dishwasher and pull out recycling drawer, space for free standing fridge freezer, adjacent shelved pantry unit to the side, exposed central beam to the ceiling, inset downlighters, attractive exposed brick feature fireplace with timber lintel above, built in window seat with storage beneath and the multi paned windows to the front.

A further door leads through into:

STUDY/SNUG

10'7" x 15' max into bay (3.23m x 4.57m max into bay)
A versatile space perfect as a home office, having attractive heavily beamed ceiling, oak flooring, deep skirtings and double glazed bay window overlooking the garden.

A further door leads through into:

INNER HALLWAY

13'6" x 9' (4.11m x 2.74m)
A light and airy space providing access out into the garden, having attractive oak stripped wood flooring, staircase rising to the first floor and further doors leading to:

SITTING ROOM

25' x 13'10" (16' into inglenook) (7.62m x 4.22m (4.88m into inglenook))
A well proportioned, light and airy, reception benefitting from a dual aspect with double

glazed windows to two elevations as well as a single door leading out into the garden. The focal point to the room is an attractive inglenook fireplace with central stone fire surround and mantel, exposed brick black, flagstone hearth and inset log burner, having timber lintel above and alcoves to the side with multi paned windows.

SNUG/DINING ROOM

18'4" x 12' (5.59m x 3.66m)

A versatile reception which could be utilised as formal dining or an additional snug, having attractive heavily beamed ceiling, fireplace with coal effect gas fire with period style surround and mantel, raised brick hearth and back, deep skirtings and three windows to the side elevation.

GROUND FLOOR CLOAK ROOM

8'10" x 6'6" (2.69m x 1.98m)

Having a contemporary two piece suite comprising WC with vanity surround and separate vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and obscured glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER COTTAGE STYLE DOORS LEAD TO:

STUDY

10'11" x 9'5" (3.33m x 2.87m)

A versatile reception perfect as a home office, tucked away from the main accommodation with its own separate access to the garden, having inset downlighters to the ceiling, ledge and brace exterior door and multi paned window to the side.

UTILITY ROOM

9'10" x 5'3" (3.00m x 1.60m)

Having fitted base and drawer units, 3/4 high larder unit, laminate work surface with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer and multi paned window.

BOOT/ PLANT ROOM

6'11" x 5'6" (2.11m x 1.68m)

A really useful space offering initial cloaks hanging and built in seat but also providing a useful drying area, housing two Vaillant gas central heating boilers with a pressurised system and having access to loft void above.

GROUND FLOOR SHOWER ROOM

6'10" x 5'7" (2.08m x 1.70m)

Having a contemporary three piece suite comprising quadrant shower enclosure with glass screen and wall mounted mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin and chrome mixer tap and fully tiled walls.

PANTRY

11'8" max x 8'9" max (3.56m max x 2.67m max)

A fantastic well proportioned walk in pantry providing an excellent level of storage, having power and light, tiled floor, ample room for free standing appliances, inset downlighters to the ceiling and useful under stairs alcove.

BEDROOM 6

25' x 15'2 to eaves (7.62m x 4.62m to eaves)

Access off its own stairwell this fantastic room situated in the eaves of the later addition of the house provides a potential, self contained, annexe suite. This first floor area is laid out a bedroom and living area, the room having attractive exposed pine floor boards, deep skirtings, part pitched ceiling with inset skylights and further multi paned window to the side. The room can be utilised with the ground floor accommodation below, this area of the house potentially providing a self contained annexe for extended family, dependent relatives or possibly Airbnb or equivalent.

RETURNING TO THE INNER HALLWAY A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having windows to two elevations, access to loft space above and further doors, in turn, leading to:

BEDROOM 1

14'9" x 13'11" (4.50m x 4.24m)

A well proportioned light and airy double bedroom benefitting from a dual aspect with double glazed windows to two elevations and a delightful aspect into the garden. In addition the room offers built in wardrobes with overhead storage cupboards, deep skirtings and an attractive part pitched ceiling.

DRESSING ROOM/BEDROOM 5

10'7" x 9'2" (3.23m x 2.79m)

Currently utilised as a dressing room for the main bedroom or alternatively provides a further bedroom, having deep skirtings, access to loft space above and multi paned dormer window to the side with a pleasant aspect across to the village church.

BATHROOM

8'7" x 5' (2.62m x 1.52m)

Having a contemporary suite comprising of a panelled bath with chrome mixer tap with integral shower handset, WC with concealed cistern and vanity unit with inset washbasin and chrome mixer tap, fully tiled walls and floor and multi paned window.

BEDROOM 2

10'6" x 12'2" max (3.20m x 3.71m max)

An L shaped double bedroom having deep skirtings and two multi paned windows with an aspect across to the church.

BEDROOM 3
11'5" x 9'10" (3.48m x 3.00m)
A further double bedroom having a dual aspect with multi paned windows to two elevations and deep skirtings.

BEDROOM 4
12'7" x 8'11" (3.84m x 2.72m)
A further double bedroom having an aspect into the garden with deep skirtings, shelved alcoves and multi paned window.

BATHROOM
8'9" x 8' (2.67m x 2.44m)
Having a double ended bath with chrome mixer tap and further wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern and vanity surround and separate vanity unit with inset washbasin with chrome mixer tap, fully tiled walls and floor, contemporary towel radiator and multi paned window overlooking the garden.

EXTERIOR
As well as the main accommodation the property occupies a stunning plot which lies in the region of 0.64 of an acre off a private driveway which leads to a delightful, mature garden which surrounds the cottage and offering a high degree of privacy with an aspect across to the pretty village church. The garden is well stocked with established trees and shrubs and various seating areas, with a large terrace providing a delightful outdoor living space, perfect for entertaining.

DOUBLE GARAGE
18'5" x 17'6" (5.61m x 5.33m)
A brick built double garage having sectional up and over electric double width door, power and light, wall mounted electric heater, access to loft void above and multi paned window to the side. There is direct access to the house through the garage.

TIMBER FRAMED GARAGE/WORKSHOP
32' x 9'5" (9.75m x 2.87m)
Having power and light, windows and courtesy door to the side and twin timber doors to the front.

SUMMER HOUSE
11'7" x 11'5" (3.53m x 3.48m)
An attractive period style timber summer house, having a pitched roof, power and light and window and French doors to the front. This is a versatile space currently utilised as a home gym but alternatively would make a good office or simply an outdoor reception space, particularly in the summer months.

COUNCIL TAX BAND
Melton Borough Council - Band F

TENURE
Freehold

ADDITIONAL NOTES
We understand the property has mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
There is a strip of land (approx. 12mx1m) to the rear of the property, which has access rights for maintenance.
There is an initial shared element to the access of the driveway with the neighbouring property.
The property lies within the village conservation area.

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

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SAFEWAY
Vaillant

Spindlecroft
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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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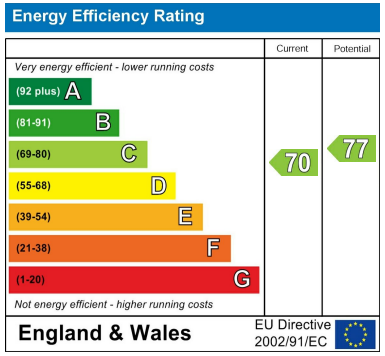
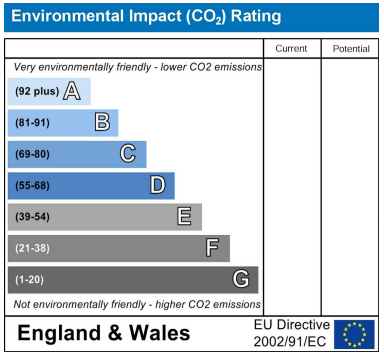
RICHARD WATKINSON PARTNERS





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RICS

The Property Ombudsman

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