

Town End Farmhouse 79 Main Street, West Leake, Nottinghamshire, LE12 5RF

£535,000

Tel: 01949 836678

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Beautiful Georgian Farmhouse
- 4 Double Bedrooms
- Contemporary Fixtures & Fittings
- Bespoke Farmhouse Style Kitchen
- Carport & Off Road Parking
- Wealth Of Character & Features
- 2 Receptions
- 2 Bath/Shower Rooms
- Impressive 2nd Floor Suite
- Viewing Highly Recommended

We have pleasure in offering to the market this archetypal Georgian period farmhouse located in this well regarded village.

This wonderful home offers a wealth of character and features beginning with its beautiful double fronted facade behind which lies a versatile level of accommodation spanning three floors. The property has been sympathetically renovated throughout combining both modern and traditional elements but retaining much of its original character with high ceilings, deep skirtings and architraves, period doors and attractive fireplaces. These have been enhanced with more contemporary decor and replacement sash windows to many of the rooms combing the appearance of a traditional home with the benefits of modern living.

The property boasts around 2,400 sq.ft. of accommodation with two main reception rooms, four double bedrooms and two bath/shower rooms. Each room offers its own individuality with a particularly impressive second floor suite currently laid out with a double bedroom, reception space and shower room off which would make a perfect teenage or guest situated in the eaves.

The heart of the home is undoubtedly going to become its farmhouse style kitchen which is of generous proportions with an attractive high ceiling, hand painted kitchen and access down into a useful cellar.

As well as the internal accommodation the property occupies a pleasant initial plot fronting the lane behind attractive estate style fencing with a central pathway leading to the front door. To the side and rear of the property is a low maintenance, walled, courtyard style garden which links back into the dining kitchen creating a perfect, sheltered, everyday entertaining/living space. The main garden is access off a central courtyard, being the former farmyard, and now forms part of this interesting group of conversions. The garden offers a good degree of privacy and is presented as a blank canvas ideal for those looking to place their own mark on it. In addition, located off the courtyard, is a open fronted car port style garage providing covered parking.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

WEST LEAKE

West Leake is a small conservation village situated near Sutton Bonington and just west of the larger village East Leake with its wealth of amenities. West Leake boasts a traditional village pub and is ideally situated less than 2 miles from East Leake with its wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There are also several independent shops, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

A BEAUTIFUL PERIOD STYLE ENTRANCE DOOR WITH LEADED GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14'10" x 3'2" (4.52m x 0.97m)
Having initial inset bristle mat leading onto a further tiled area and, in turn, further doors leading to:

SITTING ROOM

14'11" x 15' (4.55m x 4.57m)
A well proportioned light and airy reception benefitting from a dual aspect with sash window to the front and multi paned window to the side; the focal point to the room is a chimney breast with period slate fire surround and mantel, tiled hearth and inset cast iron fireplace with tiled inserts and alcoves to the side.

SNUG/OFFICE

11'6" x 11'3" (14'9" max into alcove) (3.51m x 3.43m (4.50m max into alcove))
A versatile reception large enough to provide a formal dining space but would make an excellent home office, snug or playroom; having a dual aspect with sash windows to the front and rear, chimney breast with feature fire surround and mantel, tiled hearth and brick back and alcoves to the side.

FARMHOUSE STYLE DINING KITCHEN

18'2" x 17'5" (5.54m x 5.31m)
A well proportioned light and airy space providing an attractive farmhouse style kitchen with a wealth of character; having high beamed ceiling, exposed brick chimney breast with stone and brick hearth and alcoves to the side. The kitchen is fitted with a range of bespoke handcrafted base units, further dresser unit and plate rack in a farmhouse style; having L shaped configuration of stone work surfaces, under mounted twin Belfast style sink with swan neck mixer tap and tiled splash backs, larder unit providing additional storage and alcove designed for free standing fridge freezer, free standing range with gas hob, sash window and door leading into the rear courtyard and a further door descending down into the cellar.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE WITH WINDOW TO THE SIDE RISES TO:

FIRST FLOOR LANDING

An attractive space having spindle balustrade staircase rising to the second floor and, in turn, further doors leading to:

BEDROOM 1
15'3" x 14'8" (4.65m x 4.47m)
A well proportioned double bedroom having a dual aspect with delightful views to the front, panel effect walls, chimney breast with feature fire surround and alcoves to the side.

BEDROOM 2
14'11" x 15' (4.55m x 4.57m)
A further well proportioned double bedroom having a pleasant aspect to the front; chimney breast with painted fire surround and mantel and inset period fireplace with brick back; alcoves to the side with built in wardrobes.

BEDROOM 3
13'10" into alcove x 10'2" (4.22m into alcove x 3.10m)
Again a double bedroom having aspect to the side; having panel effect walls, exposed central beam, chimney breast with period cast iron fireplace and surround, alcove to the side with built in cupboard, traditional style column radiator and sash window.

BATH/SHOWER ROOM
12' x 8' (3.66m x 2.44m)
A well proportioned family bathroom beautifully appointed having been refurbished with a modern but traditional style suite comprising free standing ball and claw roll top double ended bath with centrally mounted mixer tap with integral shower handset, double length shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, close coupled WC and vanity unit with inset washbasin with mixer tap; attractive tiled splash backs, combination column towel radiator, useful under stairs storage cupboard and window to the side.

RETURNING TO THE FIRST FLOOR LANDING A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

SECOND FLOOR SUITE
A versatile space providing both a living/study area with bedroom off as well as ensuite facilities.

RECEPTION AREA
23' max x 8' between purlins (7.01m max x 2.44m between purlins)
Providing a versatile space currently utilised as a second floor office but would make an additional bedroom or second floor reception utilised in conjunction with the bedroom and ensuite, perfect as a teenage of guest suite; having pitched ceiling with inset downlighters, two skylights to the side, exposed timber purlins, additional window at the side and a good range of integral storage.

BEDROOM 4
15'4" x 6'9" to purlins (10'3" max to eaves) (4.67m x 2.06m to purlins (3.12m max to eaves))
A further double bedroom having a dual aspect with skylights to the front and rear and pitched ceiling with exposed timber purlins.

SHOWER ROOM
7'2" x 7' to purlins (2.18m x 2.13m to purlins)
Beautifully appointed having been modernised with a traditional style suite comprising double width shower enclosure with mixer tap, independent shower handset over and glass screen, vanity unit with round bowl washbasin and free standing mixer tap and close coupled WC; metro style tiled splash backs, exposed timber purlins, contemporary towel radiator, pitched ceiling and skylight to the front.

EXTERIOR
The property occupies a pleasant position fronting Main Street behind an attractive estate fencing beyond is a partially paved forecourt with pebbled borders, established borders and a central pathway leading to the front door. A timber courtesy gate to the side gives access into an enclosed courtyard style garden which provides a low maintenance, sheltered, outdoor space which links back into the kitchen; having paved terrace, established borders with inset shrubs, exterior lighting, outside cold water tap and weather proof socket. A further timber gate leads out into a shared central courtyard within which is an open carport.

CARPORT
13'6" deep x 9' wide approximately (4.11m deep x 2.74m wide approximately)
Providing off road car standing for one vehicle; being of brick and tiled construction with an open front.

GARDEN
The garden, which is generous by modern standards, is situated a short distance away from the house accessed off the courtyard via an initial flight of steps and provides a private, secluded, space with central lawn and established borders. The garden provides a blank canvas for the keen gardener to place their own mark.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band F

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.
The car port / garage is located within a shared courtyard area, there maybe a shared responsibility for maintenance of this 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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CARPORT CELLAR GROUND FLOOR FIRST FLOOR SECOND FLOOR

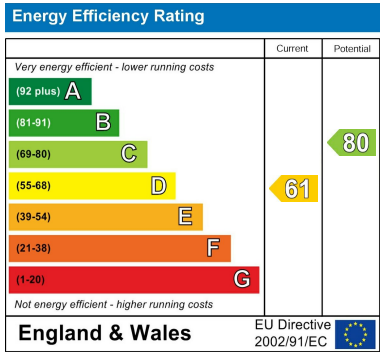
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

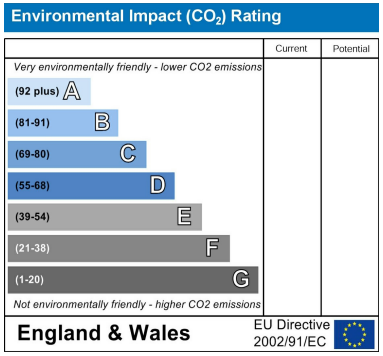
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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