



HALL FARM
CHURCH STREET, BLABY, LEICESTER, LE8 4FA
£1,400 PER MONTH

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



A substantial four bedroom Grade II listed 18th Century former farmhouse of character located within a picturesque Conservation Area within the older part of the south Leicestershire village of Blaby. The Property comprises a spacious lounge with wood burner, dining room, study, breakfast kitchen with appliances, laundry room, pantry and utility room. To the first floor there is a master bedroom with en-suite, a further three double bedrooms and a family bathroom. The property is situated on a generous size plot with plenty of outdoor space. EPC - E. Unfurnished. Available mid January.

Retaining a wealth of period features including exposed beams, an inglenook fireplace and mullioned windows, the deceptively spacious and versatile interior is approached via an open porch entrance and hallway with quarry tiled floor, spacious lounge with ornate cast iron burner, dining room with feature inglenook fireplace, spacious family room with exposed beams, useful study, modern fitted breakfast kitchen with built-in appliances, spacious pantry and utility room with old copper and Belfast sink.

On the upper floor off a spacious landing with exposed timbers is a large master bedroom with windows to two elevations, en-suite shower room, three further double bedrooms with exposed beams, and family bathroom.

Hall Farm is approached via a wooden five bar gate with extensive gravelled driveway providing off road parking, mainly lawned rear garden with variety of trees, wooden gate leading through to an enclosed courtyard with old water pump, brick store, boiler house, coal store, laundry room and separate wc.

LOCATION

Hall Farm is located in the heart of 'Old Blaby' opposite the 13th Century church of All Saints and close to Bouskell Park which is an old Victorian parkland with pond and ice house, set on the remains of a medieval village. Blaby itself has a good range of local shops and Co-op store, public houses, restaurants, together with sporting and leisure opportunities, and the village has two primary schools, with Countesthorpe Leysland Community College nearby. More comprehensive shopping and supermarket facilities are available at nearby Fosse Park, with the city of Leicester some five miles to the north. For the commuter, the M1 and M69 are accessible, and both Leicester and Market Harborough have mainline rail services to London St Pancras.



ACCOMMODATION IN DETAIL

Built predominantly in brick with some elevations rough cast render beneath a Welsh slate roof, the property benefits from gas fired central heating, and includes:

GROUND FLOOR

OPEN PORCH ENTRANCE

With quarry tiled floor.

ENTRANCE HALL

With quarry tiled floor and pine panelled doors off.

LOUNGE 15'3 x 15'2 max (4.65m x 4.62m max)

Multi pane glazed windows to two elevations, radiator, ornate cast iron burner on tiled hearth with mantle over, wall light points and beamed ceiling.

DINING ROOM 15'7 x 15' max (4.75m x 4.57m max)

Feature inglenook fireplace with cast iron burner on tiled hearth, multi pane glazed window, side door out with bullseye panes, radiator, wall light points, staircase off and pine door leading to:

FAMILY ROOM 16'7 x 13'10 max (5.05m x 4.22m max)

Multi pane glazed windows to two elevations, radiator, exposed beams, multi pane glazed French door out leading to a covered area and enclosed courtyard, under stairs cupboard, braced and latched door to:

STUDY 8'3 x 9'3 inc thrall (2.51m x 2.82m inc thrall)

Exposed A-frame, small multi pane glazed window, brick thrall, wall light points and radiator.

BREAKFAST KITCHEN 15'7 x 11'9 (4.75m x 3.58m)

Modern range of built-in units comprising base and wall cupboards, several drawers, stainless steel sink unit with central waste bowl and chrome mixer tap over, stainless steel fronted double oven, four ring gas hob unit with canopy extractor hood over, wood effect working surfaces with ceramic tiled surrounds, Bosch integral dishwasher, integral fridge and freezer, multi pane glazed windows to two elevations, quarry tiled floor and painted beam.

PANTRY 14'7 x 4'10 (4.45m x 1.47m)

With exposed beams, internal window, fitted shelving and radiator.

UTILITY ROOM 10'4 x 7'7 (3.15m x 2.31m)

Located off the hallway with white glazed Belfast sink, old



copper, quarry tiled floor, painted brick walls, plumbing facilities for automatic washing machine and window overlooking the garden.

FIRST FLOOR

SPACIOUS LANDING

With exposed wall timbers, polished wood balustrade and handrail, radiator.

MASTER BEDROOM 17' x 14'2 (5.18m x 4.32m)

Multi pane glazed windows to two elevations, high ceiling, radiator.

EN-SUITE SHOWER ROOM 8'4 x 7' average (2.54m x 2.13m average)

White suite comprising fully tiled shower cubicle, wash hand basin, low flush wc, half tiled walls, multi pane glazed window, extractor fan and radiator.

BEDROOM TWO 15'4 x 18'2 (4.67m x 5.54m)

Exposed beams, period cast iron fireplace, multi pane glazed window and radiator.

BEDROOM THREE 15'2 x 15'1 (4.62m x 4.60m)

Multi pane glazed window overlooking the gardens, exposed beams and radiator.

BEDROOM FOUR 12'9 x 10'6 (3.89m x 3.20m)

Recessed double wardrobe, multi pane glazed window to side, radiator.

FAMILY BATHROOM 13'2 x 7'6 (4.01m x 2.29m)

Coloured suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, built-in airing cupboard, multi pane glazed window, radiator and tiled surrounds.

OUTSIDE

Approached via a wooden five bar gate and shared driveway, there is an extensive gravel drive providing off road parking. Mainly lawned rear garden with variety of trees, wooden gate to side of house leading through to an enclosed courtyard with an old water pump and former trough, brick store, covered area to rear of house.

BOILER HOUSE 13'7 x 7'5 (4.14m x 2.26m)

With thrall and Glow Worm gas fired central heating boiler.

SEPARATE WC

With high flush wc.

COAL STORE

With covered archway leading through to Church Street.





LAUNDRY ROOM

With old copper, white Belfast sink and gas meter.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

COUNCIL TAX

Council Tax Band F. For further information contact Blaby District Council 0116 275 0555

STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

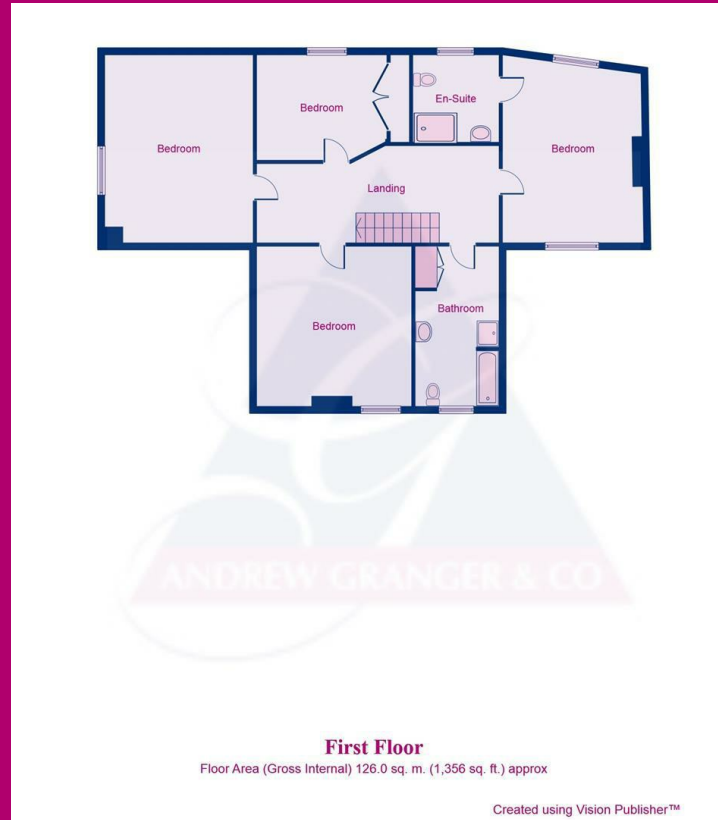
MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.

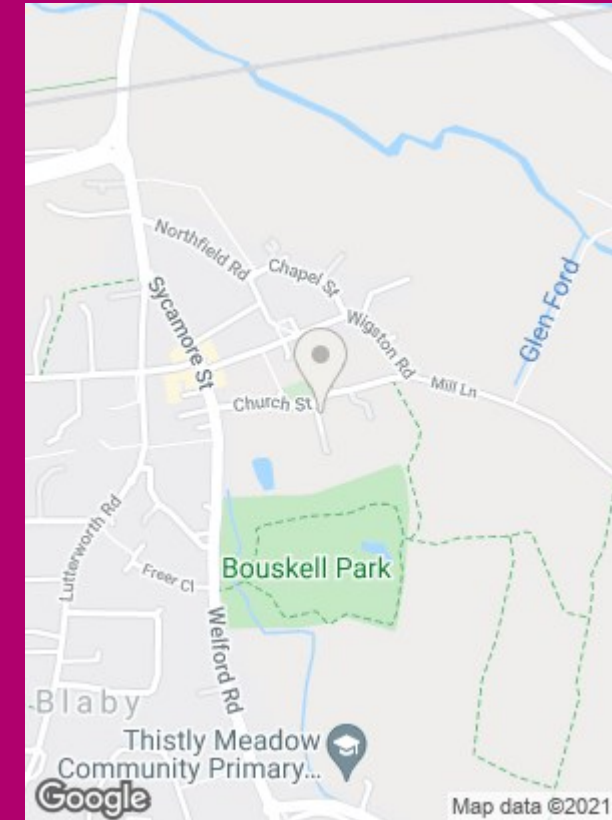
TENURE & PLANNING

The tenure is freehold. A planning application has been submitted for development on land to the east of Hall Farm. Details from Blaby District Council.





LOCATION



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