



Sinclair

'The Hermitage' Garendon Park, Loughborough, Leicestershire, LE11
4SH

£395,000

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Property at a glance

- Super Garendon Park Property
- Ideal Small Holding
- No Upward Chain
- Council Tax Band*: B
- Set In Approx 0.25 Acres
- Secluded Position
- Fantastic Opportunity
- Price: £395,000

Overview

The Hermitage is accessed by a long driveway from Garendon Park and enjoys an approximately 0.25 acre plot surrounded by mature gardens and trees. The stone and brick building with grounds would ideally suit those looking for a small holding type opportunity. Internally the property comprises boot room, boiler/cloakroom, open plan living space with lounge and dining areas, conservatory, kitchen, bathroom and two first floor bedrooms. The location and plot are a particular feature and although the new Garendon Country Park currently in development is nearby the grounds still provide a beautiful and secluded setting. The gardens are laid mainly to lawn with mature plants, shrubs and trees to the boundaries. There is a pond and a series of out-stores.

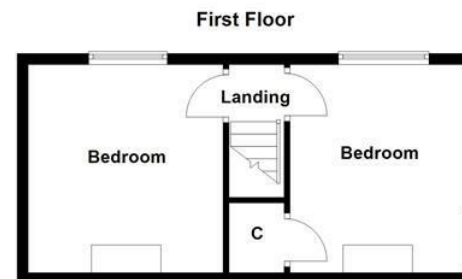
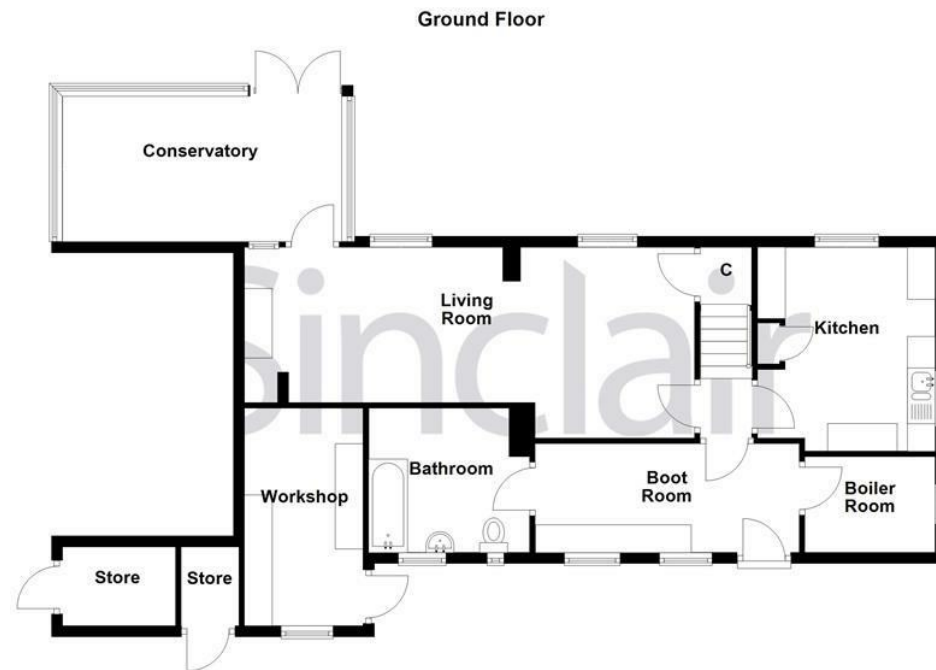
Location**

The main entrance into the park is off Ashby Road, the A512, along the south side of the park. Adjoining the gate is Snell's Nook Lodge. From here a drive swings east around the ridge surmounted with the Temple of Venus, continuing to the right and upon passing the shooting lodge on the right and approaching The Red Arch there is a drive to the left taking you to The Hermitage.

What3Words ///eternally.skillet.tasty



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

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Timber entrance door through to the boot room/ utility.

Boot Room

15'8 x 6'6 (4.78m x 1.98m)

Ceramic tiled flooring, two windows, radiator. This entrance space would serve but also has water connections to supply a washing machine and utility appliances. There is a work surface and doors accessing the boiler room/cloakroom, an inner hall and bathroom.

Boiler/Cloakroom

7'8 x 5'7 (2.34m x 1.70m)

There is a floor standing worcester oil fired central heating boiler, cloaks hanging space and multipaned window.

Inner Lobby

Stairs accessing the first floor and doors accessing the breakfast kitchen and the open plan living space.

Breakfast Kitchen

10'11 x 10'5 (front of chimney breast) (3.33m x 3.18m (front of chimney breast))

Two windows to two elevations overlooking the gardens, a one and a half bowl single drainer stainless steel sink unit, units to the wall and base, electric cooker point, a Rayburn range oven (not tested), exposed beam ceiling, radiator.

Open Plan Living Space

27'1 x 11'11 max 11'6 min (8.26m x 3.63m max 3.51m min)

The open plan living space has two main areas to accommodate lounge and dining space with two radiators, two windows overlooking the rear garden and an inglenook fireplace with half exposed brick chimney breast, timber over mantel and feature beam to the inglenook. There is a door accessing a conservatory.

Conservatory

16'6 x 8'7 (5.03m x 2.62m)

The conservatory is timber frame and has double doors overlooking and accessing the garden.

First Floor

On the first floor there are two double bedrooms.

Bedroom One

12' x 11'6 (to side of chimney breast) (3.66m x 3.51m (to side of chimney breast))

A window overlooking the garden, radiator.

Bedroom Two

12'1 x 10'5 (side of chimney breast) (3.68m x 3.18m (side of chimney breast))

Windows to two elevations one of which overlooks the rear garden, radiator, airing cupboard housing the hot water cylinder.

Outside

The Hermitage is accessed by a long driveway and on the approach The Hermitage stands back surrounded by mature trees on a generous plot measuring approximately 0.25 acres.

To the front of the property there are lawned areas and a pathway to the front door. There is access to a series of stores one of which has electric light and power which could be used as a small workshop.

To the side of the property there is a courtyard and gated side access to the main rear garden.

The main garden is a particular feature of sale with mature trees and plants, a bridge over the pond (currently drained).

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Tenure - We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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