



Lychgate Lane, Aston Flamville LE10 3AX

£850,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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Picker Elliott Estate Agents are delighted to have been favoured with instruction to market this exceptional three double bedroom stable conversion, set in gated grounds of approximately 1/3 of an acre with countryside views. The property is located within the highly desirable conservation village of Aston Flamville, and we believe dates back to the late 1800's. The property has a floor area of circa 1667 square feet to include an attached converted garage. The beautifully appointed living space is supported by well-proportioned rooms and a characterful layout, typical of a period conversion. Expect to find a contemporary interior, including a Charles Yorke kitchen, quality fittings along with period features such as marble fire surrounds, cast radiators and original tin roof vents. Coinciding with this stunning property is the incredible garden with several very mature trees including a large Oak and Copper Beech.



Enter Via Covered Oak Porch

With slate tiling and oak door leading to

Reception Hallway

17'7 x 12'0 (5.36m x 3.66m)

With oak flooring, double glazed window to side, double glazed window to front with decorative arch double glazed window, two cast iron radiators, exposed beams, multi fuel stove with wood beam over and tiled hearth, stairs to first floor landing with oak balustrade and newel posts, large useful under stairs storage cupboard and further doors opening through to

Bespoke Charles Yorke Kitchen

21'6 x 16'2 (6.55m x 4.93m)

With an excellent range of contemporary base and wall units, granite work surfaces with matching upstands, drainer sink with mixer tap, cupboard space for washing machine, cupboard space for tumble dryer, two Miele built in ovens, Miele microwave, Miele warming drawer, space and point for American fridge/freezer, central island with Miele induction hob, additional sink and extractor fan over, inset spotlights, integrated dishwasher, under cupboard lighting, polished porcelain tiled flooring, contemporary vertical radiator, coving to ceiling, two sets of double glazed double patio doors to front of the property, additional composite door to front of the property and door leading to

Garage

15'7 x 16'10 (4.75m x 5.13m)

With oak bi folding doors to front, door to useful cupboard housing boiler, additional storage area, inset spotlights, contemporary radiator, drop down loft hatch with ladder leading to additional roof storage space with porthole window. The garage has been converted to a usable room, currently a gym

Dining Room

16'5 x 16'0 (5.00m x 4.88m)

With coving to ceiling, built in shelving and storage cupboard, contemporary feature fire with stone surround, marble hearth and period style feature fire, two cast iron radiators, two double glazed windows and door to

Formal Lounge

20'9x 16'2 (6.32mx 4.93m)

With coving to ceiling, period marble fire surround with marble hearth and multi fuel burning stove, double glazed bi folding doors to side, two double glazed windows to front, two cast iron radiator and television point.

Ground Floor Bedroom

11'6 x 11'2 (3.51m x 3.40m)

With two double glazed windows, oak wooden flooring, radiator, door to large storage cupboard and television point.

Re Fitted Ground Floor Bathroom Suite

With enclosed walk in tiled shower cubicle, glass shower screen and rain effect shower head, enclosed low level flush Villeroy & Boch WC, granite shelving, a floating vanity sink unit, contemporary bath with integrated water control, tiling to surrounding splash back areas and half wall level, ceramic tiled flooring, contemporary vertical radiator, inset spotlights, extractor fan and opaque double glazed window to side.

First Floor Landing

With oak spindle balustrade, opaque double glazed window, vaulted ceiling and doors to

Master Bedroom

11'9 x 15'3 (3.58m x 4.65m)

With double glazed window to front and side, radiator, oak flooring, vaulted ceiling and range of built in wardrobes and a T.V point.

Bedroom Two

11'4 x 11'6 (3.45m x 3.51m)

With double glazed window, radiator, loft access, oak flooring, vaulted ceiling and door to

Walk in Dressing Room

11'1 x 7'5 (3.38m x 2.26m)

With radiator and further access to large eaves storage area.

Shower Room

With walk in glass shower cubicle, rain effect shower head, extractor fan, floating Villeroy Boch wash hand basin, Villeroy Boch enclosed low level flush WC, exposed oak beams, Velux window, tiled flooring, chrome towel radiator, access to eaves storage and extractor fan.

Outside

The property occupies an extensive plot reaching approximately third of an acre, with mature trees including a large Oak, Copper Beach, Cherry, Pear, Apple & Plumb trees and two Sweet Chestnut trees. Approached via double gated access with a long gravel driveway, raised lawns with brick retaining edging, several borders with mature plants and shrubs (beautiful rhododendrons) , several patio areas, cottage style paths and walkways, large storage shed, brick retaining walls and fencing, vegetable patch areas, decorative railway sleeper areas, a traditional style greenhouse/potting shed. A lovely plot and position.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement

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3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

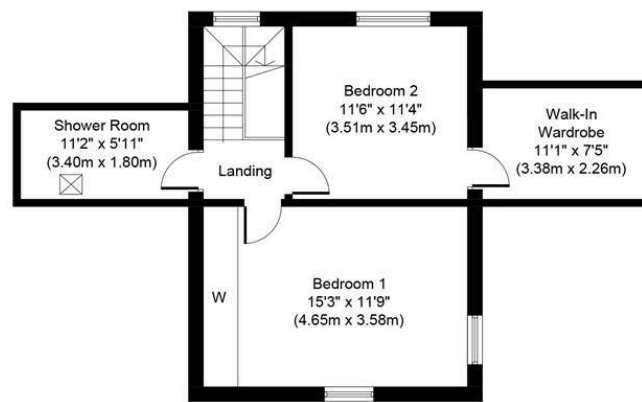
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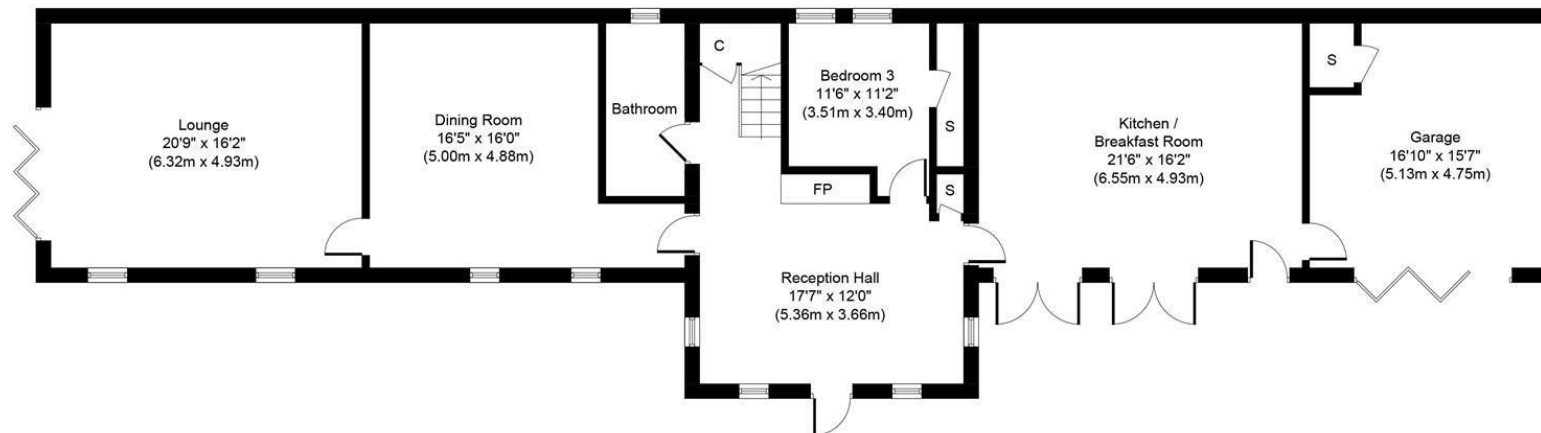




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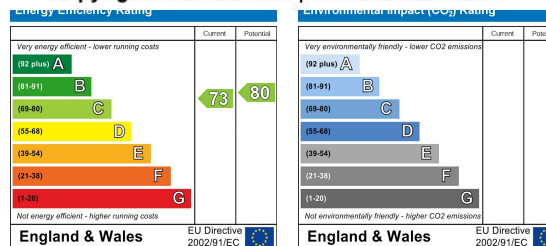
First Floor
Approximate Floor Area
581 Sq. ft.
(54.0 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1667 Sq. ft.
(154.9 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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