Alexanders
MarketMakers.

Main Street
Thornton

- Elegant 1865 period home in Thornton
- Elevated position with countryside views
- Set in over two acres of private land
- Four versatile reception rooms
- Spacious kitchen/breakfast room
- Five bedrooms one with en suite
- Patio terrace and sweeping lawns
- Stables, paddocks and riding arena
- EPC Rating E / Council Tax Band G / Freehold

Set back behind a generous frontage in the heart of the highly desirable village of Thornton, The Old Vicarage is an elegant and substantial period residence dating from 1865. Steeped in heritage and presence, the property displays a wealth of original features both inside and out, standing within a superb plot extending to just over two acres. From its elevated position, it enjoys far-reaching views across unspoilt countryside to the rear, offering an exceptional sense of privacy and tranquillity.

Internally, the property offers in excess of 3,300 square feet, successfully combining period grandeur with practical family living. Importantly, it is not listed, affording valuable flexibility for sympathetic alteration or enhancement if required.

Thornton is a small, picturesque village in Leicestershire, known for its rural charm and historic character. It sits near Thornton Reservoir, offering scenic countryside views and a peaceful, community-focused atmosphere.

Accommodation:

The accommodation is arranged over two floors and is introduced via a striking reception hall, featuring an original staircase rising to a galleried landing above.

The ground floor provides four beautifully proportioned reception rooms, each offering versatility and character, ideal for formal entertaining or relaxed family living. A particularly generous study offers an excellent space for home working or could be equally suited as a hobby room. The kitchen/breakfast room forms the focal point of the home, providing ample space for dining and everyday life, and is complemented by a utility room, ground floor WC and a useful cellar for additional storage.

To the first floor, the sense of space continues with five well-appointed bedrooms arranged around the central gallery, creating a light and airy feel throughout. A guest bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a well-proportioned family bathroom.

Gardens and land:

Outside, the grounds extend to approximately 2.04 acres and are a defining feature of the property. A substantial patio terrace provides an ideal setting for outdoor dining and entertaining, overlooking sweeping lawns that gently fall away towards a full-sized ménage.

The grounds are particularly well suited to equestrian or lifestyle use, with three stables and two paddocks already in place. A detached brick-built former coach house, currently utilised for stabling and storage, offers further versatility and potential.

Location:

Thornton is a picturesque and well-regarded village, best known for Thornton Reservoir and surrounding woodland walks, offering a peaceful rural setting with a strong sense of community.

The surrounding area provides access to some of Leicestershire's most attractive countryside, including Bradgate Park, Beacon Hill and Swithland Woods, all ideal for outdoor pursuits. Village amenities include a popular primary school, church, local shop, garden centre and a well-regarded pub/restaurant.

A range of highly regarded state and independent schools are within easy reach, and the village is well placed for commuters, with convenient access to Leicester, the M1 (J22), East Midlands Airport and rail services to London and Birmingham from Leicester, Nuneaton, Loughborough and East Midlands Parkway railway stations."

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

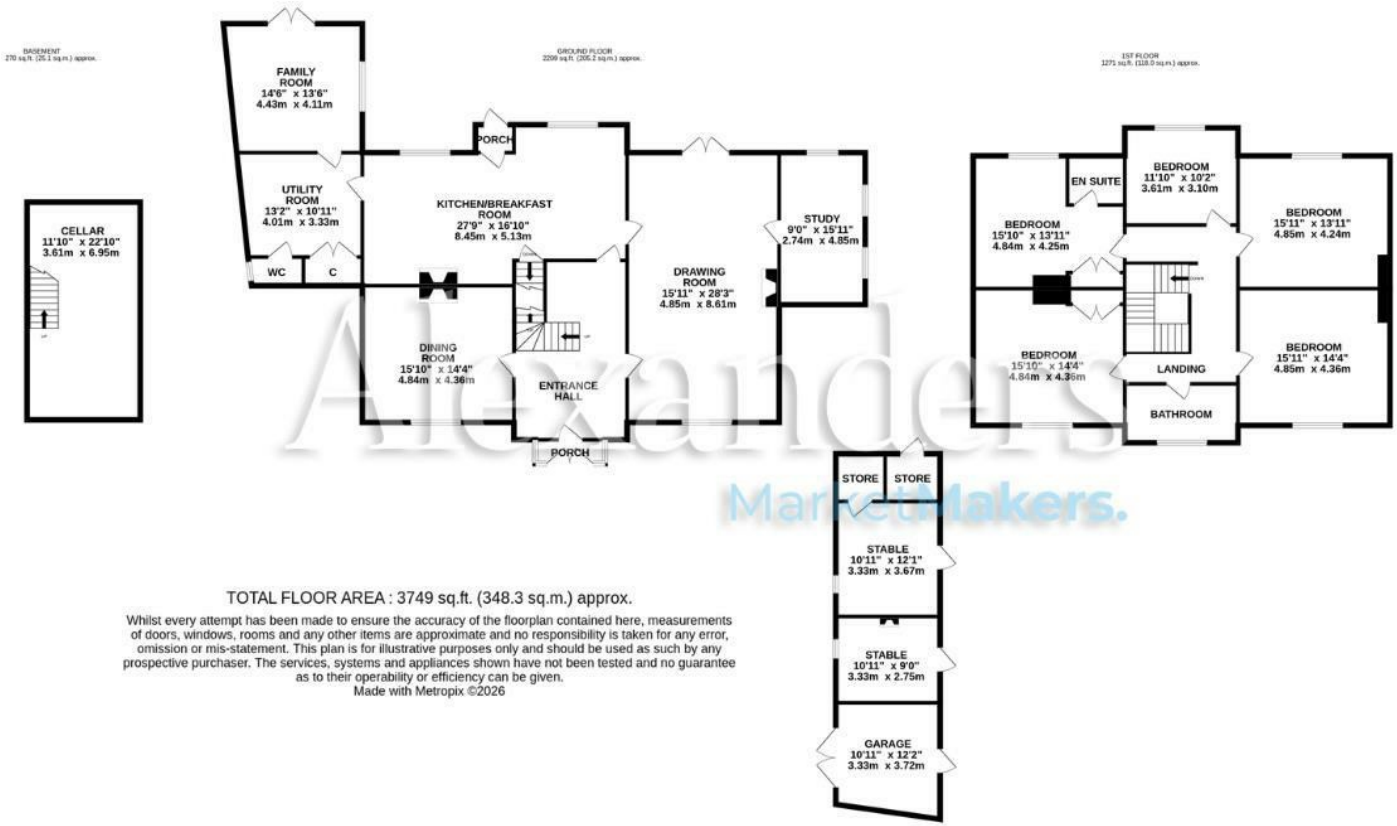
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 3749 sq.ft. (348.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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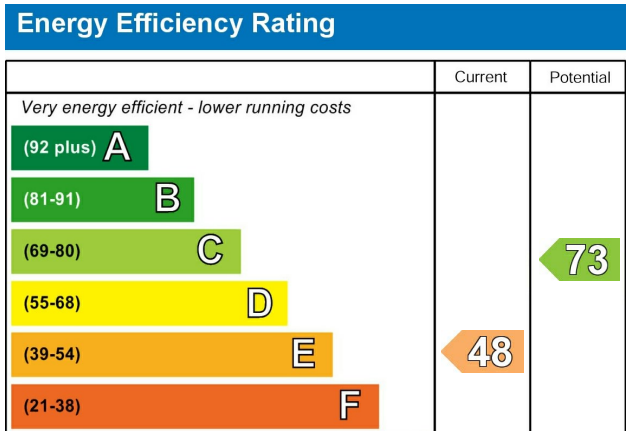

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