





Church Road

Wanlip

- **NO UPWARD CHAIN**
- Barn conversion lovingly updated for modern comfort
- Intriguing L-shaped property with back to front living
- Feature dining/family kitchen
- Three reception rooms making for adaptable living
- Four bedrooms, the main has a balcony and en suite
- Award winning south facing gardens
- Gated drive with detached double garage
- EPC Rating C / Council Tax Band F / Freehold

General Description

Alexanders offer to the market this immaculately presented and distinctive barn conversion is set within award-winning, enclosed south-facing landscaped gardens. The current owners have carried out extensive modernisation throughout the interior, while carefully preserving the charming period character of this former farm building from the Wanlip Estate. Positioned on the edge of the village, the property enjoys a peaceful setting just a short stroll from Watermead Country Park.

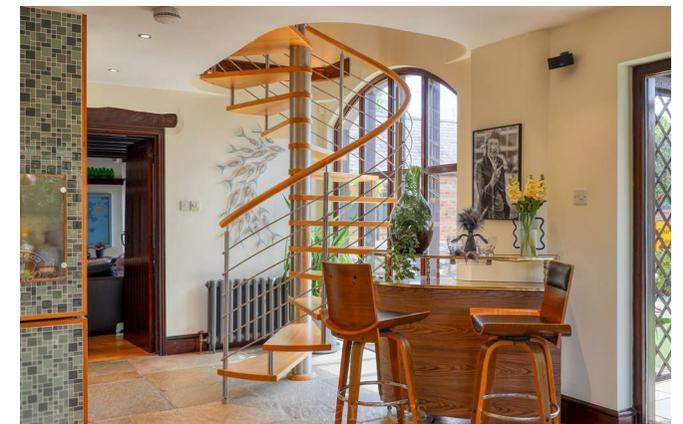
Accommodation

The property features an intriguing L-shaped, back-to-front layout, created from the conversion of a former single-storey stable block and traditional farm barn. This distinctive arrangement gives the home a truly unique character while creating a wonderfully private and secluded courtyard setting.

The ground floor offers an impressive amount of living space, extending to approximately 1,625 sq ft. At its heart is a feature dining/family kitchen, complemented by three further generous reception areas, two bedrooms and a shower room. Upstairs, the first floor provides two additional double bedrooms and a family bathroom, with the principal bedroom benefiting from a balcony and en suite facilities.

External

A gated gravel driveway provides parking for several vehicles and includes an EV charging point, along with access to a double garage. Gated entry leads to the main gardens, which feature a shed, workspace, raised planting beds, curved artificial lawns and limestone paving. The landscaped setting is enhanced by a natural water feature and an authentic Edwardian lamppost. A micro-irrigation system supports low-maintenance upkeep, while integrated lighting and outdoor speakers allow the garden to be enjoyed both day and night, whether relaxing or entertaining.





Location

A thriving hamlet village offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The village is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

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

Freehold.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics. LE11 2TU. Council Tax Band F.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

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 area: approx. 202.2 sq. metres (2176.3 sq. feet)

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19 THE OLD BUTCHERS WARD

MANHOLE COVER
CHARLTON
1908