

# SUPERIOR HOMES

## ROYSTON & LUND





# Corner Farm 2 Main

Heather | LE67 2QP

Offers Over £525,000

\*Sold with no Upward Chain\*

A competitively priced fully renovated three storey period Farm House with cellar in the popular village of Heather. The property has six double bedrooms with the third floor offering two further rooms suitable for offices or further bedrooms. The property is situated in a private gated development.

Entering the property via the boot room to the side of the property into a large utility area with a gas fired ESSE oven in place. The room is fitted with a range of wall and base units and a plant room housing the new central heating boiler. A convenient cloakroom room is located off the utility area. Lovely double glass sliding doors open into a spacious, bright kitchen/diner offering views over the patio area. Fitted with a range of wall and base units with integrated appliances including a large range cooker, extractor, fridge, freezer and dishwasher. A large breakfast island completes this beautiful kitchen. There are two further reception rooms, both have log burners and have been fully renovated. There is a 150' cellar which is ventilated to the North aspect.

Stairs to the first floor lead from the hallway where there are four good sized double bedrooms, two of which have en-suite shower rooms. There is also five piece family bathroom. Further stairs lead to the top floor where there are four attic rooms and a cloakroom. These rooms can be used as bedrooms or would be perfect to use as office spaces.

Outside the property offers gardens to the rear, side and to the front and access to an Oak Frame Double Garage/Car port.

The property has undergone a complete and comprehensive renovation having been fully stripped back to brick internally, fully re-wired, new heating/hot water system installed, all windows and doors replaced, re-plastered, fully decorated and new flooring laid throughout.

\* A potential opportunity exists to purchase five family home building plots STPP \*







- \*Sold with no Upward Chain\*
- Three Storey Period Farm House
- Full Renovated Throughout: Re wired, New Windows, New Heating System
- 6/8 Bedrooms, Two with En Suites, Family Bathroom and Two Further Cloakrooms
- Fully Fitted Modern Kitchen with Built in Appliances
- Cellar, Boot Room, Plant Room and Two Further Reception Rooms
- Private Gated Development
- Access to an Oak Frame Double Garage/Car port.
- A potential opportunity exists to purchase five family home building plots STPP
- Freehold, EPC D, Council Tax Band F





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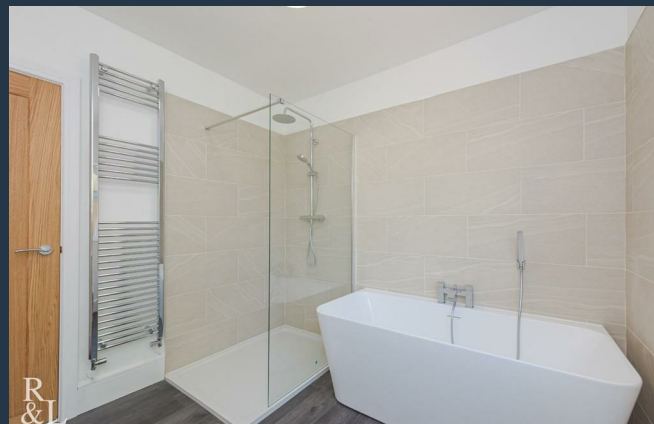




Heather is a village west of Ibstock in North West Leicestershire, England. In the Domesday Book of 1086, its name is recorded as Hadre, meaning "the heathland". There was an Iron Age settlement immediately north west of the village. As part of an open cast coal mining application, this was excavated in 1990. It identified a settlement from the late 2nd century BC through to early second century A.D

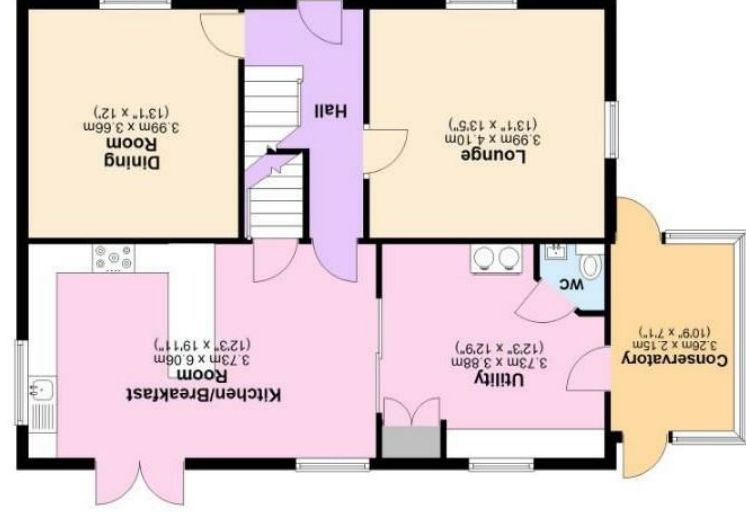


The village has a convenient store, public houses and a primary school. The village of Ibstock is just a short drive away and is walkable. The Market Town of Ashby-De-La-Zouch is close by. Countryside walks and National Forest attractions are all within easy reach.

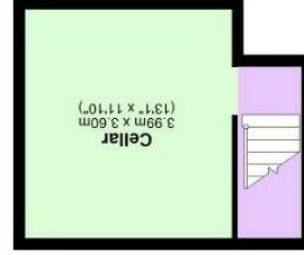


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

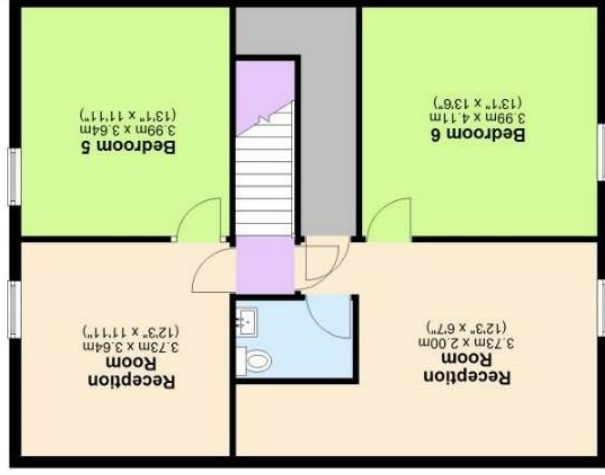
Total area: approx. 261.3 sq. metres (2812.7 sq. feet)



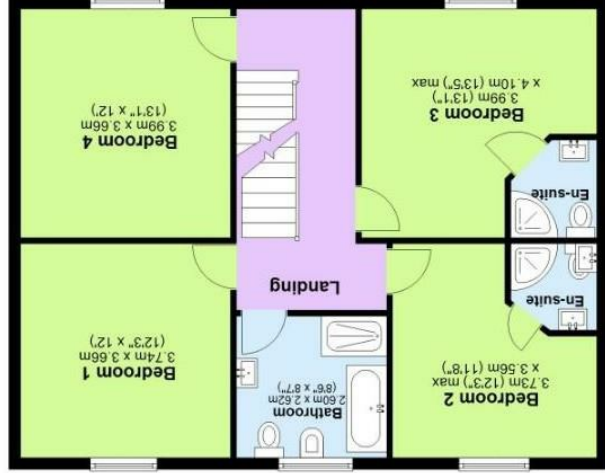
Approx. 85.9 sq. metres (924.3 sq. feet)



Approx. 18.0 sq. metres (193.6 sq. feet)



Approx. 78.6 sq. metres (845.6 sq. feet)



Approx. 78.9 sq. metres (849.2 sq. feet)

| England & Wales                                     |             | EU Directive 2002/91/EC |           |
|-----------------------------------------------------|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs         | (92 plus) A | Current                 | Potential |
| (81-91) B                                           |             |                         |           |
| (69-80) C                                           |             |                         |           |
| (55-68) D                                           |             |                         |           |
| (39-54) E                                           |             |                         |           |
| (21-38) F                                           |             |                         |           |
| (1-20) G                                            |             |                         |           |
| Not energy efficient - higher running costs         |             |                         |           |
| Energy Efficiency Rating                            |             | EU Directive 2002/91/EC |           |
| Very environmentally friendly - lower CO2 emissions | (92 plus) A | Current                 | Potential |
| (81-91) B                                           |             |                         |           |
| (69-80) C                                           |             |                         |           |
| (55-68) D                                           |             |                         |           |
| (39-54) E                                           |             |                         |           |
| (21-38) F                                           |             |                         |           |
| (1-20) G                                            |             |                         |           |
| Not environmentally friendly - higher CO2 emissions |             |                         |           |
| Environmental Impact (CO2) Rating                   |             | EU Directive 2002/91/EC |           |
| Very environmentally friendly - lower CO2 emissions | (92 plus) A | Current                 | Potential |
| (81-91) B                                           |             |                         |           |
| (69-80) C                                           |             |                         |           |
| (55-68) D                                           |             |                         |           |
| (39-54) E                                           |             |                         |           |
| (21-38) F                                           |             |                         |           |
| (1-20) G                                            |             |                         |           |
| Not environmentally friendly - higher CO2 emissions |             |                         |           |

EPC

