

SUPERIOR HOMES

ROYSTON & LUND



Gilwiskaw House

| DE12 7HS

Guide Price £735,000

Guide Price £735,000 to £750,000

A stunning, spacious, and highly versatile four-bedroom residence, perfectly suited to families seeking generous living space in a peaceful countryside setting.

Upon entering, you are welcomed by an inviting hallway that sets the tone for the rest of the home. The ground floor features a stylish modern bathroom and a comfortable, light-filled lounge, enhanced by dual-aspect patio doors that open onto both the front and rear gardens—creating a seamless indoor-outdoor living experience.

The lounge flows effortlessly into a bright and contemporary kitchen/diner, thoughtfully designed with a range of modern units and a breakfast bar, ideal for both everyday living and entertaining. The kitchen is fully equipped with integrated appliances, including an oven, hob, extractor, dishwasher, fridge, and freezer.

Further enhancing the ground floor is a spacious utility room with convenient access to both the front and rear of the property. Two well-proportioned double bedrooms are also located on this level, offering excellent flexibility for guest accommodation, home offices, or multi-generational living.

Upstairs, the first floor hosts two additional generously sized bedrooms, each benefiting from its own private en suite, creating superb principal and guest suites with added privacy and comfort.

Externally, the property continues to impress with ample off-street parking for multiple vehicles and a beautifully positioned south-east facing rear garden, surrounded by mature greenery—perfect for relaxing or entertaining in a tranquil setting.

For more information: https://sprift.com/dashboard/property-report/?access_report_id=4374298





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- Four Bedroom Detached Home set in a Tranquil Countryside Location
- 1 Family Bathroom, 2 En Suites and a Downstairs WC
- Open Plan Lounge, Kitchen/Diner with Double Patio doors to the front and Rear Gardens
- Large Utility Room,
- South-East Facing Rear Garden
- Offers Versatile Living for Multiple Reception Rooms or Multi Generational Living
- Private Driveway and Parking for Multiple Vehicles
- Council Tax Band F, EPC Rating C
- Freehold



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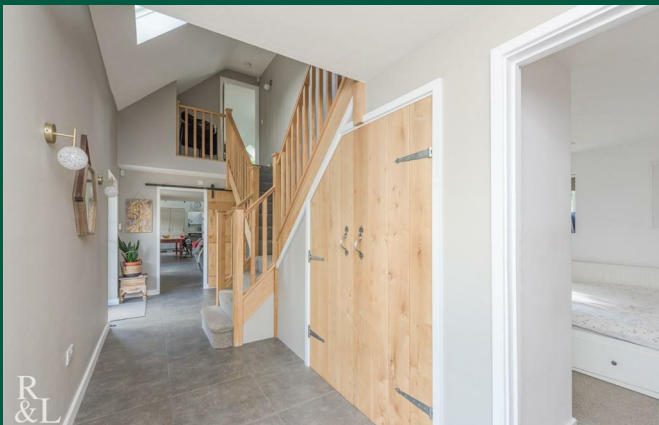


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The property is set in a Tranquil Location surrounded by countryside in the area of the National Forest with it's walks and attractions.

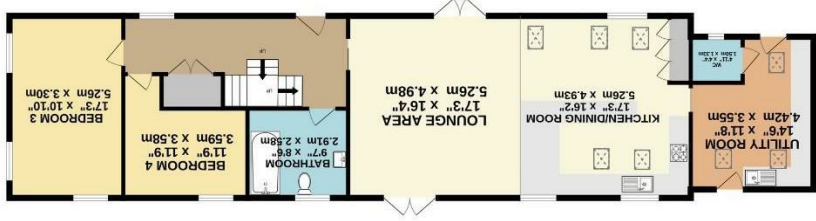
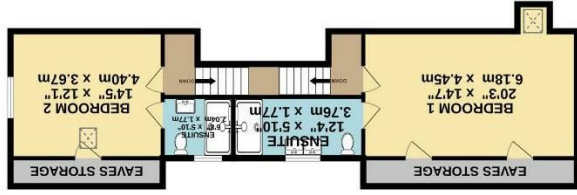
The Village of Measham is a short drive away offering local amenities. The market Town of Ashby-de-la-Zouch is just 10 minutes away offering further cafes, restaurants and shops.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Very energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(92 plus) A	(1-20) G	(1-20) G
(81-91) B	(81-91) B	(21-38) F	(21-38) F
(69-80) C	(69-80) C	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(41-54) E	(41-54) E	(69-80) C	(69-80) C
(21-38) F	(21-38) F	(81-91) B	(81-91) B
(1-20) G	(1-20) G	(92 plus) A	(92 plus) A
Current	Current	Potential	Potential
79	86		

EPC



TOTAL FLOOR AREA : 1996 sq.ft. (185.4 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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