

THE CEDARS

LOWESBY, LEICESTERSHIRE

JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES



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The Cedars, Lowesby Road, Lowesby, Leicestershire LE7 9DD

A fantastic, period Grade II Listed property boasting over 6,000 square feet of accommodation, consisting of a former farmhouse beautifully extended into an oak room with separate annexe, outbuildings and garaging, on a plot of approximately 1.5 acres, with far reaching countryside views.

Entrance hall | sitting room | dining room | rear lobby | utility room | kitchen | snug | reception hall | music room | oak room | master bedroom | dressing room | en-suite | four further bedrooms | bathroom | further shower room | annexe comprising entrance hall, bedroom, bathroom, kitchen, sitting room | hobbies room | wood framed double glazed windows throughout

LOCATION

Lowesby is a small village lying approximately 13 miles north east of Leicester, 11 miles west of Oakham, 14 miles north of Market Harborough and 8.5 miles south of Melton Mowbray. The village itself is made up of a small stock of farm houses and cottages, the Hall and its' working farm, village hall and church. Tilton on the Hill is just two miles distant, where a post office and public house can be found, with private schooling at nearby Oakham, Uppingham, Rutland and Leicester. Mainline rail access to London is available from Leicester, Market Harborough and Oakham.

ACCOMMODATION

The property is entered via the original front door into an entrance hall with tiled flooring housing the stairs to the first floor with a storage cupboard beneath. The sitting room has windows to the front and side, a beautiful feature brick Inglenook fireplace with open fire, seats either side and an oak lintel over, exposed original ceiling beams and wooden flooring. The dining room has a window to the front, a brick Inglenook with oak lintel over and exposed ceiling beams. A rear lobby with tiled flooring gives access via a solid wood door to the utility room which has a range of base level units and worktops, a stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer and fridge-freezer, a new Worcester Bosch floor mounted oil boiler and tiled flooring and a window to the rear. A ground floor wet room provides a Mira shower, low flush WC and pedestal wash hand basin, part tiled walls and tiled floor, window to the side. The kitchen is accessed via the original hallway, the rear lobby and the new entrance hall and boasts an excellent range of solid oak eye and base level units and soft-closing drawers with ample polished stone preparation surfaces, an undermounted one and a quarter bowl Franké stainless steel sink with moulded drainer unit, flexible Chef's tap and further chrome mixer tap, integrated appliances include a Fisher & Paykel American style fridge-freezer and Fisher & Paykel double dishwasher, AEG oven, Siemens microwave with warming drawer beneath, an island unit with polished stone surface, integrated Siemens three-ring Calor gas hob with two-ring Siemens induction hob attached, Elica Collection stainless steel extractor unit over, drawers and cupboards beneath, bin drawer, stainless steel wine cooler, fitted solid oak circular table, dresser unit with display cabinets and shelving, halogen down spotlights, spice cupboard, carousel corner unit and Travertine tiled flooring.





A cosy snug is accessed via the side lobby and boasts exposed ceiling beams and stonework, a feature fireplace with pine surround, cast iron tiled insets, open fire and tiled hearth, built-in shelving, windows with seat beneath. The reception hall is entered via a solid oak front door with picture windows either side, steps lead up to a lobby housing a cloaks cupboard with underfloor heating controls, has a window to the side and gives access to the snug, kitchen, two-storey converted barn and the stunning oak room which has picture windows to the side and rear affording far reaching views over a registered historic park, underfloor heating, vaulted ceiling with exposed beams and two sets of French doors to the rear elevation.

To the first floor a galleried landing with a window to the front elevation overlooking the front grounds provides loft access and leads to the master bedroom with windows to the front and side elevations, built-in shelves and drawers with cupboards beneath with matching bedside units and cupboards, drawers and shelving, a walk-in dressing room with an excellent range of built-in wardrobes and drawers with mirrors, matching dressing table and a window to the rear elevation with fantastic countryside views. An en-suite bathroom provides a corner bath, low flush WC, bidet, double shower cubicle with rainforest and personal shower heads, twin wash hand basins with A mirrored cabinet above, cupboards and drawers under, chrome mixer taps, tiled splashbacks, halogen down spotlights, a full height heated chrome towel rail, built-in airing cupboard, part tiled walls and floor and a window to the rear elevation.



Bedroom two has windows to the rear and side elevations and an original cast iron fireplace. Bedrooms three and four each have a window to the front elevation overlooking the front grounds and orchard. The bathroom has a window to the rear elevation, a panelled bath, pedestal wash hand basin, low flush WC, electric shaver point, a built-in airing cupboard housing a Megastore hot water cylinder, part panelled and part tiled walls.

In the converted barn the music room, on the ground floor which has windows to the front and rear, feature arched windows to the side elevation, exposed ceiling beams, exposed stonework, a useful storage cupboard housing underfloor heating controls, a contemporary log burner style Calor gas fire on a tiled hearth, oak flooring with underfloor heating and French doors and to the rear leading to the courtyard.

A secondary staircase leads to a landing with a Velux window to the rear elevation. Bedroom five has a window to the rear elevation, a vaulted ceiling with exposed beams and two Velux windows, built-in wardrobes and shelving, access to a store room with a window to the rear and a vaulted ceiling with exposed beams. A shower room provides a corner shower cubicle, wash hand basin with cupboards and drawers beneath, mirrored cupboards over, low flush WC, heated towel rail, fully tiled walls and a Velux window.



The annexe is underfloor heated and is entered via a solid wood front door with a window overlooking the driveway into an entrance hall with tiled flooring. The bedroom has feature arched windows to the side, further window to the front, a vaulted ceiling with exposed beams and roof storage, wooden flooring. The bathroom has a window to the rear and provides a panelled bath, wash hand basin with cupboard under and mirrored cabinet over, low flush WC, chrome electrically heated towel rail, built-in cupboards, halogen down spotlights, fully tiled walls and tiled floor. The kitchen has a window to the rear enjoying fantastic countryside views and boasts an excellent range of eye and base level units with soft-closing drawers, ample preparation surfaces, one and a quarter bowl ceramic sink and drainer unit, display cabinet housing the underfloor heating controls below, built-in table, Hotpoint four-ring halogen hob with Hotpoint oven beneath, stainless steel splashback and stainless steel Hotpoint extractor unit over, further tiled splashbacks, Worcester wall mounted Calor gas boiler and tiled flooring. The sitting room has French doors to the rear leading out onto the patio with far-reaching countryside views, a vaulted ceiling with exposed beams, wood flooring and further window to the front.

A door leads into a hobbies room (also accessed from the oak room) with a vaulted ceiling, windows to front and rear, exposed beams and a range of base level units with drawers and solid wood worktops, sink and drainer unit, tiled splashbacks and tiled floor.



OUTSIDE

The Cedars is approached via its own private, gravelled driveway with an orchard to the side boasting a host of apple, plum, damson, pear, cherry and apricot trees, and rolling lawned gardens to the front of the property. The driveway continues down the hill and sweeps around to a large gravelled driveway providing car standing for several vehicles and leading to three garages, further stabling and outbuildings. To the rear of the property, the grounds continue to beautifully wrap around the property, an excellent fruit and vegetable garden, pond and far reaching views over north east Leicestershire to the rear elevation.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 in an easterly direction, passing through the villages of Bushby and Houghton on the Hill and taking a left hand turning onto the B6047 as signposted towards Tilton on the Hill. Pass through the village of Tilton and continue for approximately two miles, to the signpost for Lowesby. Here take a left hand turn and upon entering the village via Lowesby Road, the property is the first on your right, approximately 300 metres on the right hand side.



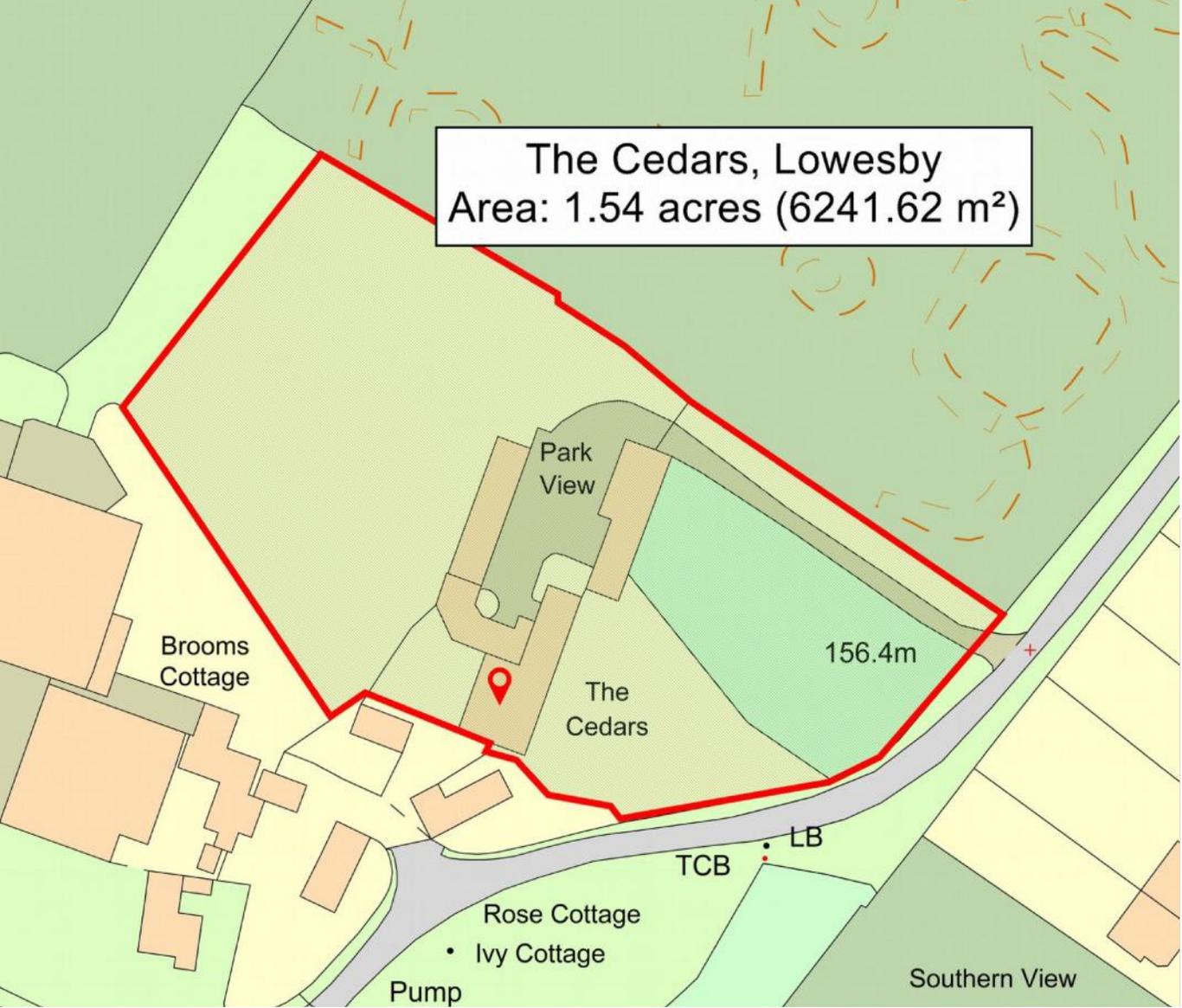


The Cedars, Lowesby Road, Lowesby, Leicestershire LE7 9DD

Total Approximate Gross Internal Floor Area = 6162 SQ FT / 572 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.

The Cedars, Lowesby
 Area: 1.54 acres (6241.62 m²)



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.