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Park Farmhouse

Church Street, Seagrave

- No upward chain
- Handsome Grade-II Listed Georgian farmhouse
- Peaceful and private setting in the heart of this desirable village
- Lovingly maintained and presented in immaculate condition
- Flush casement sash windows and a Swithland slate roof
- Double garage with a light-filled home office/studio above
- Four double bedrooms, one dressing room, and two bathrooms
- Three reception rooms and a kitchen/breakfast room

General Description

Park Farmhouse is an outstanding example of a handsome Grade-II Listed Georgian farmhouse. Occupying a peaceful and private setting in the sought-after Leicestershire village of Seagrave, the property is presented in immaculate condition, constructed in hand-made Georgian 2 1/4 inch brick with flush casement sash windows and under a Swithland slate roof. This superb period home was subject to a full and exhaustive renovation in the 1980s and has been owned and meticulously cared for by the current sellers ever since. The property is offered to the market with no upward chain.







The Property

Internally, the living accommodation is spacious and presented in immaculate condition. Laid across three floors and with the addition of working cellars below, expect to find a total floor space of approximately 3,237 square feet, including the garaging and home office. There are three reception rooms: a sitting room, dining room, and garden room, as well as a contemporary kitchen/breakfast room complemented by a pantry, utility room, WC, and two halls to the ground floor. Over the first and second floors are four large double bedrooms and a lovely family bathroom. The principal bedroom suite boasts a fully fitted dressing room with floor-to-ceiling wardrobes and an ensuite shower room.

The Outside

The property is set back from the quiet Church Street on a private shared driveway, giving access to the residents of the farmhouse and its former associated converted barns. With a South facing front elevation and beautiful cottage gardens full of interest, the property has a quintessentially English and arguably the most beautiful facade and 'kerb appeal'. There is a private double-width parking area that leads to the double garage. The gardens wrap around the front to a secure gated area to the right-hand side of the property.

Ancillary Buildings

The double garage has up-and-over doors. Above the garage, accessed via an external staircase from the gardens, is an office with power and heating.







The Location

Seagrave is a revered and highly regarded Leicestershire village settlement. Positioned within 1 mile of the A46 dual carriageway, the village has excellent road access to Nottingham, Leicester, Birmingham and, therefore, East Midlands and Birmingham airport. There are superb schooling options, including the village primary school. Ratcliffe College and the Loughborough endowed schools are both within easy reach. The village has an active community and a local public house.

Distances

Loughborough 8 miles, Leicester 10 miles, Nottingham 17 miles, Loughborough Train Station 6 miles (Loughborough to London St Pancras via rail from 1 hour 15 minutes), East Midlands Airport 17 miles, Ratcliffe College 3 miles, Loughborough Endowed Schools 7 miles.

(Distances and timings are approximate)

Property Information

Grade-II Listed. EPC Rating: E.

Tenure: Freehold. Council Tax Band: G.

Local Authority: Charnwood Borough Council.







Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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TOTAL FLOOR AREA : 3237 sq.ft. (300.7 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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