



**Smiths**  
your property experts

# Old House

School Lane, Rempstone

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- Beautiful detached Georgian home
- Mature grounds extending to approximately 2/3 of an acre
- Oversized double garage with home office facilities
- Peaceful and private position at the top of School Lane
- Spacious rooms with high ceilings and original features
- Four double bedrooms and two bathrooms
- Three reception rooms and a country 'shaker' style kitchen
- Generous driveway

## General Description

Smiths Property Experts offer to the market this fine Georgian detached home nestled in peaceful and private grounds extending to approximately 2/3 of an acre with countryside views to the rear. The property has been in the same ownership for more than 40 years and offers a rare opportunity for the eventual purchaser to acquire a period and generous family home.







## Old House

'Old House' occupies an almost hidden position at the top of School Lane. Both peaceful and private, the grounds are gated and have a generous driveway leading to a large, oversized double garage with attached home office facilities measuring approximately 639 square feet. The grounds are nothing short of impressive. With a Westerly aspect, the main lawns are flanked by fully stocked and mature borders and beds. There are pretty seating areas, an established collection of trees, and an area for a working garden and vegetable patch should the eventual purchasers wish.

The main house stands proud at the head of the lane behind a mature hedgerow and front gardens. The property is connected to all main services, and the accommodation is as spacious as one would expect from a property of this age and style. The living space is laid over three floors with excellent ceiling heights and original character throughout, including hardwood beams and joinery and an Inglenook fireplace in the sitting room. A working cellar is also accessible from a hatch in the main entrance hall.







## The Accommodation

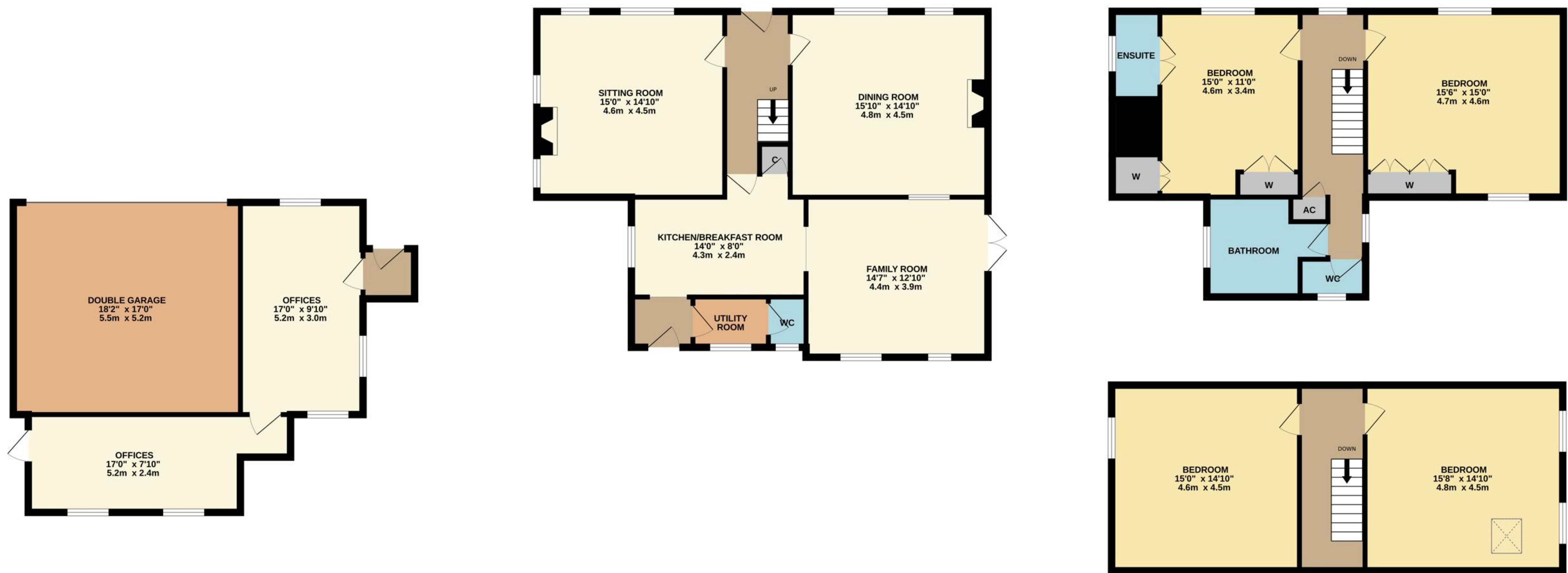
In brief, the main house extends to approximately 2,038 square feet (excluding the garage and associated offices). There is an entrance hall and three wonderful reception rooms, namely a sitting room, a dining room, and a day room, off the kitchen, which is fitted in a country 'shaker' style. A handy utility room and a separate WC are also accessed from the rear hall. Four large and comfortable bedrooms are upstairs and laid over the first and second floors. To the rear of the first-floor landing is the family bathroom and a separate WC, and one of the bedrooms also boasts an en-suite shower room.

## The Location

Rempstone is a pretty and historic village settlement on the Leicestershire/Nottinghamshire border. The village boasts a well-regarded pub, village hall, and an excellent community. It is perfectly placed for commuting access to Nottingham, Leicester, Loughborough, and Melton Mowbray. There is open countryside all around and the fully serviced larger village of East Leake is just 3 miles by car. There are excellent state and private schooling options locally.





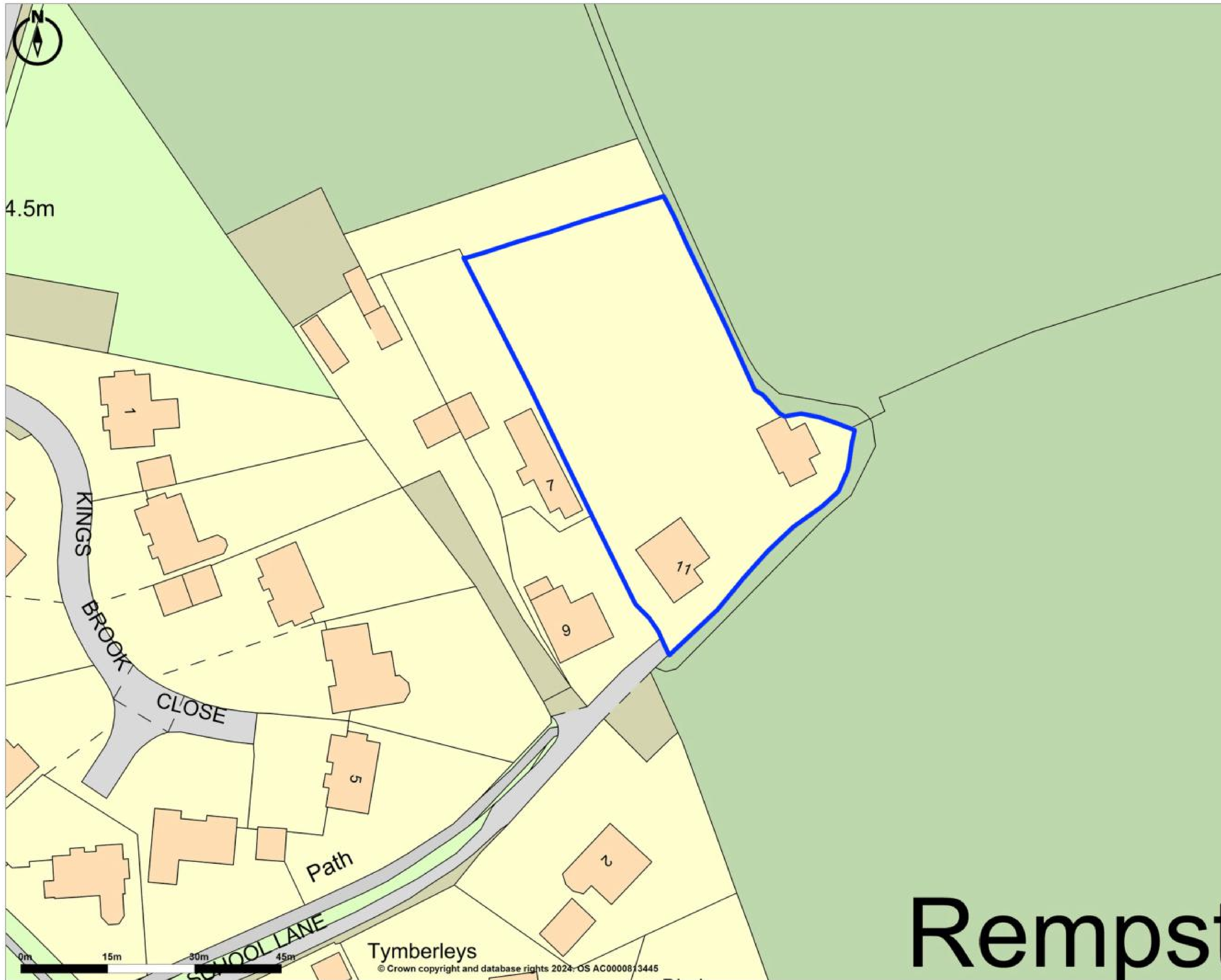


TOTAL FLOOR AREA : 2677sq.ft. (248.7 sq.m.) approx.

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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## Distances

Loughborough 5 miles, Melton Mowbray 12 miles, Nottingham 11 miles, and Leicester 15 miles.

Loughborough Train Station 4 miles (trains to London from 1 hour 15 minutes), and East Midlands Airport 10 miles (distances and timings are approximate).

Loughborough Endowed Schools 6 miles, Ratcliffe College 11 miles, and East Leake Academy 2 miles.

## Property Information

EPC Rating: G.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.

## Agents Note

There is evidence of historic structural movement in the offices and garage building.

## 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.



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