



THE OLD HALL

WILLOUGHBY WATERLEYS, LEICESTERSHIRE



KING WEST



KING WEST

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A beautifully refurbished and updated house, listed Grade II, set to the edge of this popular Leicestershire village. Offering impressive, characterful accommodation, extensive gardens and Garden Office.

The Old Hall

Gilmorton Road, Willoughby Waterleys, Leicestershire, LE8 6UE

- Characterful Village House, Listed Grade II
- Many Retained Features Throughout
- Kitchen, Utility Room
- Sitting Room, Reception Hall
- Dining Room & Snug
- Four Bedrooms with Exceptional Proportions
- Bathroom & Shower Room
- Summer House & Garden Office/ Gym
- Gravelled Driveway
- Beautifully Landscaped & Private Garden

Set to the edge of the charming village of Wiloughby Waterleys, The Old Hall is a beautiful house, listed Grade II, steeped in history and character.

Situation

The Old Hall sits on the edge of the rural south Leicestershire village of Willoughby Waterleys.

Communications in the area are excellent with the market town of Lutterworth set to the west and containing a good range of shops providing everyday requirements, whilst Market Harborough, set to the east, contains a more extensive array of facilities and a mainline rail link to London St Pancras. To the north the city of Leicester contains extensive shopping, commercial and leisure amenities. The M1 motorway is available to the west at Junction 20, with good links to the M6 and to the south the A14 dual carriage way.

Educational facilities are available in Lutterworth, Market Harborough, Leicester and Rugby.

The area is renowned for its landscape quality with many bridleways and public footpaths available in the vicinity.

The Property

Set to the edge of the charming village of Wiloughby Waterleys, The Old Hall is a beautiful house, listed Grade II, steeped in history and character. Sympathetically modernised by the current owners, the home blends timeless period features with many modern comforts including underfloor heating throughout the ground and first floors.

A welcoming entrance hall leads to a series of well-proportioned reception rooms, including a cosy sitting room with wood burning stove and beamed ceilings. The formal dining room offers an intimate space with easy access to the kitchen which has been thoughtfully designed with a bespoke suite of units with various integral appliances and range cooker. From here the useful utility room leads through to the rear hallway which provides access to the snug area, a warm nook which provides an ideal retreat for reading away from the main reception rooms. A guest cloakroom completes the ground floor.

To the first floor are four generously sized double bedrooms and two well appointed bathrooms, offering flexible and comfortable accommodation, each with particularly high ceilings and exposed timbers, and all having exceptional views of the gardens and surrounding countryside.

Outside

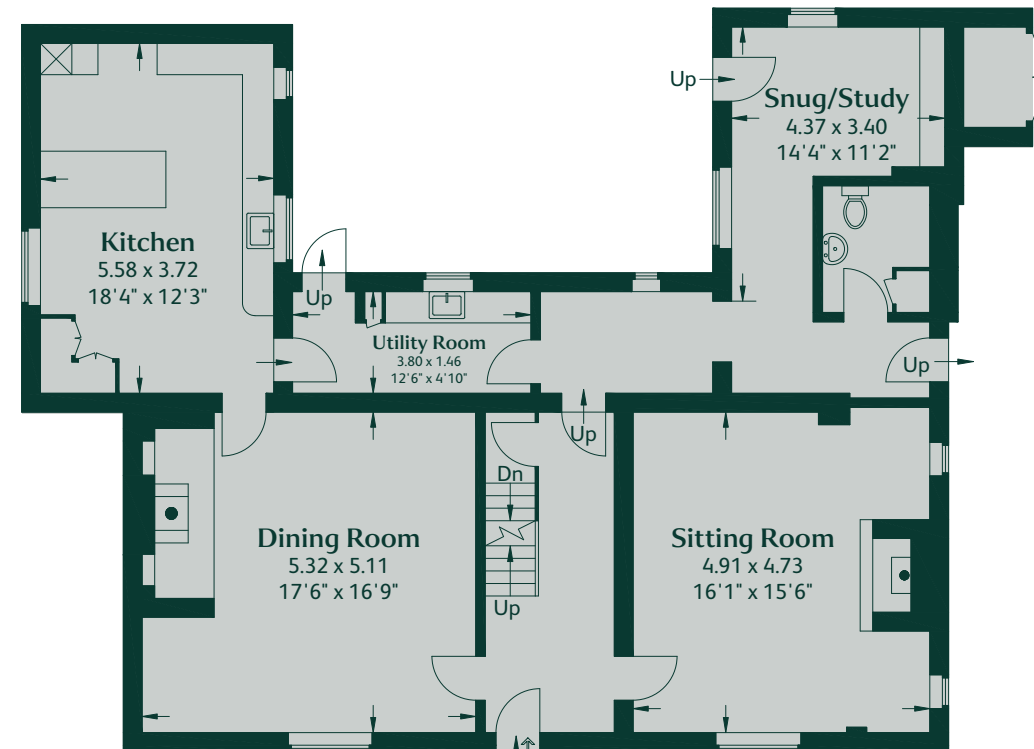
The very private and beautifully kept gardens, lie in front of the house, creating a very tranquil and sheltered space. Adorned with roses and an abundance of stocked borders it provides a very discreet and well-proportioned area to enjoy the south facing aspect with a principally walled perimeter. Specimen trees provide much interest throughout the seasons, and an attractive fishpond creates a focal point towards the head of the garden which has been thoughtfully landscaped to provide a wonderful seating and dining area beside the summer house which provides year-round use with power and lighting. A purpose-built garden office provides an ideal space for home working with additional secure storage. Approached from the village lane through two brick piers the gravel driveway is accessed and provides plenty of off-road parking, as does the rear driveway close by to the Garden Studio.



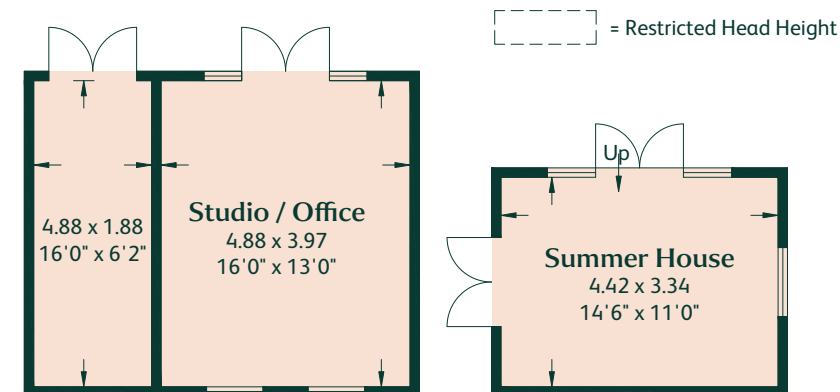




Floorplans



Ground Floor



Outbuilding

Approximate Gross Internal Area = 226.59 sq m / 2438.99 sq ft
Outbuilding = 44.04 sq m / 474.04 sq ft
Total Area = 270.63 sq m / 2913.03 sq ft



First Floor

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General Remarks

Viewing

The property may only be inspected by prior arrangement through King West.
Tel: 01858 435970.

Council Tax Band

Council Tax Band - F

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

Exempt







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