



THE LIMES

SHEARSBY, LEICESTERSHIRE



KING WEST



KING WEST

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A wonderful village residence, Listed Grade II, blending heritage character with contemporary additions with extensive gardens, outbuildings and paddock.

The Limes

Church Lane, Shearsby, Leicestershire, LE17 6PG

Market Harborough 9 miles (HST London St Pancras International), Leicester 9.5 miles (HST London St Pancras International), Rugby 16 miles (HST London Euston). (All distances approximate)

- Charming Detached Village House
- Reception Hall
- Two Reception Rooms & Office
- Kitchen/ Breakfast/ Family Room
- Boot/ Utility Room
- Cloakroom
- Principal Bedroom with Ensuite Shower
- Three Further Bedrooms, One with Ensuite
- Family Shower Room
- Driveway Parking with Double Garage & Stabling
- Mature Gardens & Paddock
- **In all approximately 1.3 acres.**

Situated along a quiet lane to the edge of the charming village of Shearsby, The Limes is a beautifully presented detached period home, Listed Grade II.

The Situation

Surrounded by some of South Leicestershire’s most attractive countryside the popular village of Shearsby has a village hall, Church, village pub, The Chandlers Arms, and local wedding and events venue at Shearsby Bath. Shearsby is protected as a conservation area and has an active community spirit. The area around Shearsby offers walking routes, woodland and fields, and nearby fishing at Shearsby.

The closest primary schooling is at Arnesby and Husbands Bosworth, with secondary schooling at Lutterworth College and The Robert Smyth Academy in Market Harborough. Private options are available at LGS Stoneygate, Bilton Grange, Ratcliffe College and Rugby.

The market town of Market Harborough to the south and the city of Leicester to the north provide an extensive range of shopping, leisure and business activities.

Communications are excellent with a main line train station available from both Market Harborough and Leicester, with high-speed trains into London St Pancras International, additionally Rugby station is in easy reach with access to London Euston.

The motorway is accessible at junctions 20 and 21 at which the M69 connects the A14 dual carriageway, connecting the M1 and A1 is available to the south of Market Harborough.

The Property

Situated along a quiet lane to the edge of the charming village of Shearsby, The Limes is a beautifully presented detached period home, Listed Grade II, abundant with characterful features and balanced with sympathetic modern touches throughout. The property is approached over a private drive, through electric gates and offers ample parking for several vehicles with garaging and stables offering plenty of useful storage.

The welcoming entrance hall leads to most of the reception rooms which are well proportioned and include a cosy sitting room with wood burning stove and beamed ceilings with doors connecting to the kitchen. There is a useful study space also benefitting from the warmth of a wood burner with wooden flooring and further exposed timbers, a quiet nook away from the main areas of the house. The kitchen has been thoughtfully designed and extended to create a contemporary and functional space yet retaining many of the original features of the former space. There are various integral appliances to include dishwasher, microwave, oven gas hob and additionally an oil-fired Aga creates a focal point alongside the glazed dining area overlooking the beautifully landscaped gardens. The useful utility room is positioned off the kitchen with ease of access to the garden. An additional snug/ sitting room is located to the end of the kitchen, ideally for extended family or teenagers offering unique views to the gardens.

To the first floor are four generously sized double bedrooms, two with ensuite facilities and a well-presented family shower room with plenty of storage.

Outside

The very private and well-maintained gardens, lie to the rear of the house, creating a very tranquil and sheltered space thoughtfully landscaped to provide low maintenance lawns, stocked borders surrounding the dining terrace with a range of specimen trees providing much interest throughout the seasons.

A brick built double garage offers plenty of useful storage with a boarded loft space including power and lighting. In addition are two stables and a tack room, providing additional storage options and water supply. This building could suit other uses, subject to the necessary consents.

The paddock of about 0.6 acres is situated adjacent to the gardens and stabling. It is accessible from the gardens or independently from the lane.

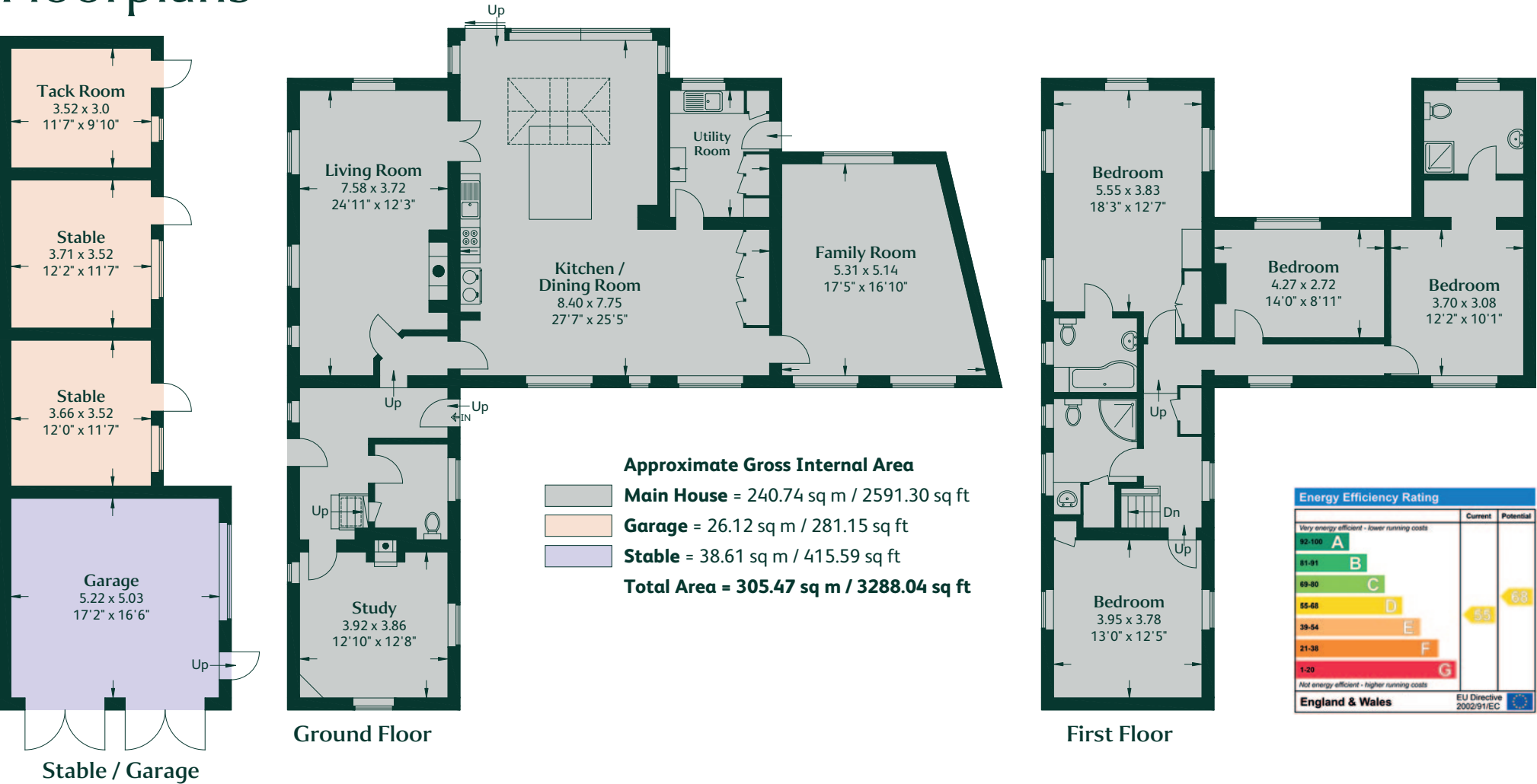






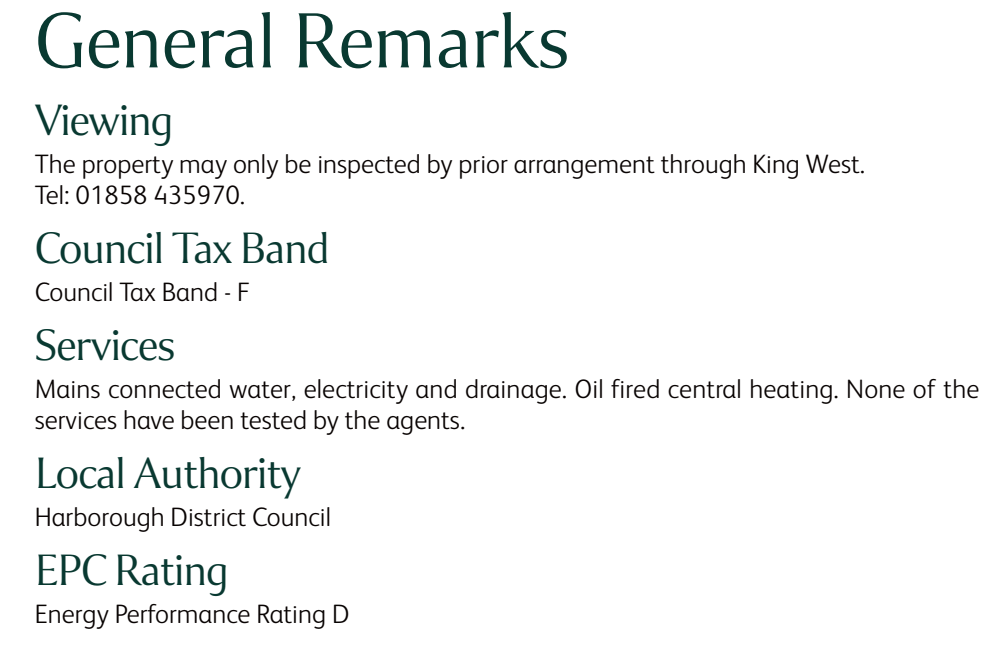


Floorplans



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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

Mains connected water, electricity and drainage. Oil fired central heating. None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

Energy Performance Rating D







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