



BLACKSMITH'S LANE

SMEETON WESTERBY, LEICESTERSHIRE



KING WEST



KING WEST

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An Exceptional Country Residence with Gated Access, Extensive Accommodation & Landscaped Grounds.

4 Blacksmith's Lane

Smeeton Westerby, Leicestershire, LE7 0QB

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

- Charming Detached Village Home
- Presented to a High Standard Throughout
- Prime Village Location
- Living Kitchen with Vaulted Ceiling
- Five Reception Rooms
- Five bedrooms, Three Bathrooms
- Cellar and Double garage
- Gated entrance
- Mature landscaped gardens
- Blend of character and contemporary design

Accessed via electronically operated gates, this impressive and substantial family home blends timeless period character with refined modern living.

Situation

The popular village of Smeeton Westerby is well known for its scenic quality, footpaths and bridleways, making it ideal for walking and horse riding. The village was once divided into the two separate hamlets of Smeeton and Westerby. The boundary is believed to be marked by two white stones next to Westerby House.

The village contains a public house, church and village hall whilst the neighbouring larger village of Kibworth Beauchamp, within easy walking distance, contains a good array of everyday shopping requirements, healthcare, public houses, restaurants and sports clubs. The city of Leicester to the north provides extensive shopping, leisure and business facilities. Communication in the area is excellent with the city of Leicester offering a high-speed rail link to London St Pancras International, also available from the nearby town of Market Harborough to the south. By road the M1 connects to junctions 20 and 21. The M69 connecting via junction 21 of the M1 to the major arterial networks of the Midlands and south.

Educational facilities are excellent with preparatory schools at Uppingham, Leicester and Great Glen, secondary education at Leicester, Uppingham, Oakham, Oundle and Rugby. The area is well known for its sporting and recreational activities. Golf is available throughout Leicestershire and Market Harborough with water sports including sailing and fishing on Rutland Water.

The Property

Accessed via electronically operated gates, this impressive and substantial family home blends timeless period character with refined modern living. Offering versatile accommodation, generous proportions, and beautifully landscaped wraparound gardens, the property is perfectly suited to both family life and elegant entertaining.

A striking wraparound glazed entrance hall sets the tone, featuring limestone flooring with underfloor heating, a characterful oak frame, and a staircase rising to the first floor.

At the heart of the home lies a spectacular double-height living kitchen, enhanced by a glass façade, exposed oak king trusses, and extensive glazing to both front and rear elevations. This exceptional space is fitted with bespoke Shaker-style cabinetry, granite work surfaces, twin inset sinks, an integrated dishwasher, American-style fridge freezer, Falcon Deluxe range cooker, glass splashback, display cabinets, and a central island. Limestone flooring with underfloor heating and low-voltage lighting complete this outstanding room. French doors and glazed openings provide seamless access to the gardens.

The property offers an excellent range of versatile reception rooms, including a sitting room with attractive bay window and feature fireplace, an Office/Playroom with built-in storage, a charming Music Room with original beams and fireplace, a Family Room with open fire and exposed timbers, and a Study with glazed access. Together, these spaces provide outstanding flexibility for modern living, entertaining, and home working.

Supporting the main accommodation is a well-appointed utility room with fitted units, underfloor heating, and direct garden access. An adjoining boot room with ceramic tiled flooring offers excellent storage, alongside a cloakroom with limestone flooring, WC, and wash basin.

The first floor provides well-balanced family accommodation, comprising five well-proportioned bedrooms and a family bathroom. The spacious principal suite enjoys windows to three elevations, fitted wardrobes, and a luxurious en-suite bathroom.

In addition, a self-contained guest suite is accessed via a separate staircase and comprises a double bedroom with en-suite shower room, ideal for visiting guests or extended family living.

Outside

The property is set within beautifully maintained wraparound gardens, featuring specimen trees, mature shrubs, herbaceous borders, and formal topiary areas. Multiple seating and entertaining spaces provide ideal settings for outdoor dining and relaxation. A brick storage shed is located to the rear. There is a detached double garage with pitched roof, electronically operated doors, power, and lighting. The gated driveway provides ample private parking.







General Remarks

Viewing

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

Council Tax Band

G

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

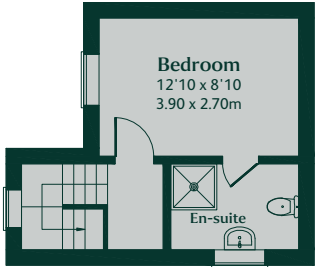
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Floorplans

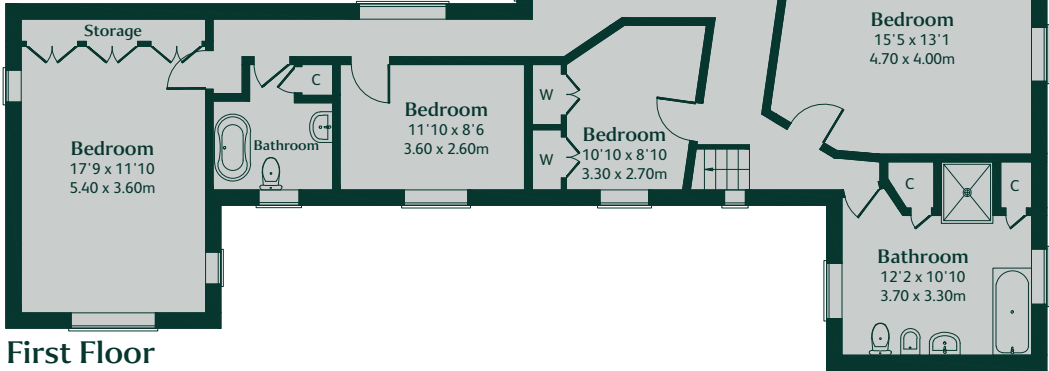
Approximate Gross Internal Area

3638 sq ft - 338 sq m

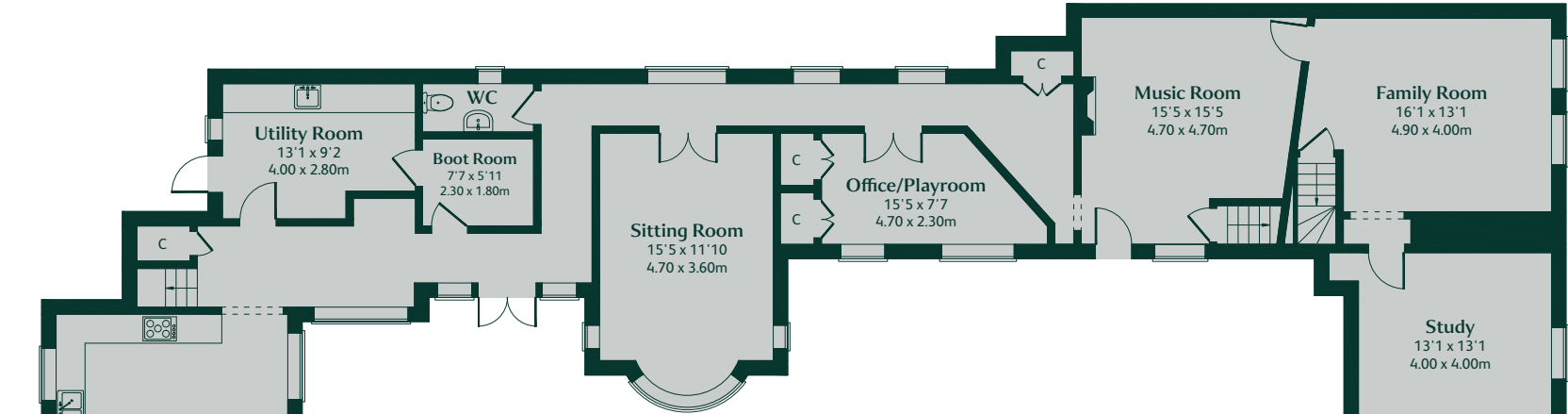
(Excluding Cellar)



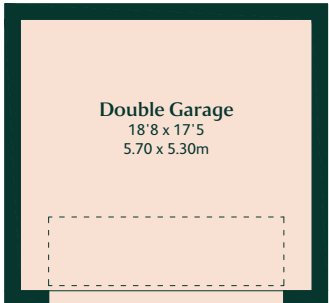
First Floor



First Floor



Ground Floor

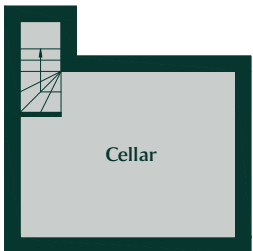


Garage

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Cellar





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