

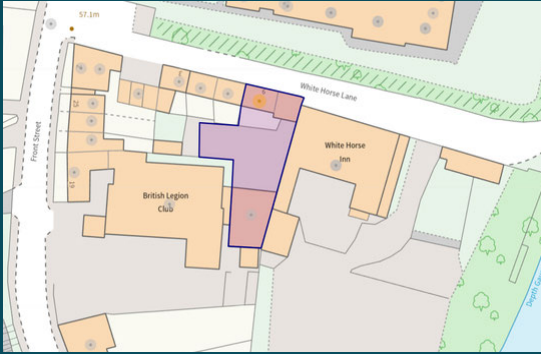


9 White Horse Lane, Birstall

Leicester LE4 4EF

MOORE  
& YORK





### Property at a glance:

- Rare opportunity
- Five bedrooms in total.
- Detached annex
- Hugely flexible spaces.
- Four car garage
- Conservation area
- Historic backwater location
- River and country park close by

£495,000 Freehold



A hugely intriguing and very rare opportunity to purchase a modernised and improved three bedroom character home with spacious detached two bedroom annex, four car garage and workshop, all set within a courtyard location in this historic backwater within Birstall's 'Old Village' conservation area. The property offers a walled seating area, driveway parking and spacious, flexible and well presented living spaces set over three levels in all and amounting to almost 3000 square feet in total area. This home would suit a variety of purposes including dependant relatives, home offices and possible a small business and home combined (subject to consents).

### BIRSTALL

Birstall is a thriving and vibrant village situated on the northern fringe of the Leicester urban area, adjacent to Watermead Country Park, the River Soar and well placed for access to local and wider travel routes. The centre of the village has good parking facilities and a range of shops, amenities and schooling available.

### ENERGY PERFORMANCE RATING

The property has an EPC rating(s) of '&' for further information and to see the full report(s) please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



### COUNCIL TAX INFORMATION

The property has a council tax rating of 'B' via Charnwood Borough Council. The owners inform us that the properties have a combined council tax band rating as 'The Mews' can only currently be used in connection to the main house and not as a separate dwelling.

### LOCATION

The property is located by turning right into the lane from Front Street and then taking the first right under the archway into the parking area - parking is available in front of the double garage door straight ahead.











## THE COTTAGE

A completely modernised and re-fitted three bedroom character home set over two levels and both centrally heated and double glazed, comprising the following spaces:

### SITTING ROOM

4.27m x 3.31m (14' 0" x 10' 10" min) A light and airy space with windows to two elevations and attractive beamed ceiling, feature fireplace, central heating radiator, four double wall light points and useful under-stairs store off, braced doors lead to the kitchen and via a stairwell, to the first floor.

### KITCHEN DINER

4.29m x 3.16m (14' 1" x 10' 4") With beamed ceiling and a range of painted finish, traditional shaker style units with wood block worktops and belfast sink plus space for range cooker with recirculating extractor hood and splashback, windows front and rear, spaces for appliances, tiled floor and ceiling lighting.

### FIRST FLOOR LANDING

3.13m x 1.78m (10' 3" x 5' 10") With window to the lane-side elevation, radiator, ceiling lighting, doors to all three bedrooms and the family bathroom.

### MASTER BEDROOM

4.27m x 3.19m (14' 0" x 10' 6") With window to the courtyard elevation, radiator, chimney breast with mantle and surround, ceiling light point and openway to:

### EN-SUITE SHOWER AREA

1.61m x 1.41m (5' 3" x 4' 8" max) With three piece suite comprising shower to recess, WC and wash basin plus window to the courtyard elevation, ceiling light and radiator.

### FAMILY BATHROOM

2.36m x 2.24m (7' 9" x 7' 4") An attractive space with window to the courtyard elevation, decorative paneling, tiling, built-in storage and a suite comprising Paneled bath, WC and pedestal washbasin with storage.

### BEDROOM TWO

4.11m x 1.86m (13' 6" x 6' 1" min) With window to the courtyard elevation, radiator, built in storage and ceiling lighting.

### BEDROOM THREE

2.97m x 2.30m (9' 9" x 7' 7" min) With window to the laneside elevation, radiator, built in storage and ceiling lighting.

### THE MEWS

An impressively spacious self contained property which comprises a large duplex with two reception spaces and two double bedrooms and the ground floor offering a four-car garage and workshop space plus utility and WC. Formerly office space and offering huge potential for a variety of uses (Subject to any necessary consents).















## ENTRANCE HALL

1.80m x 1.73m (5' 11" x 5' 8") With staircase to the first floor lounge and tiled floor, ceiling light and door off to:

## UTILITY ROOM

3.16m x 1.73m (10' 4" x 5' 8") Plastered boarded walls, worktop and sink with spaces for appliances, open doorway to:

## GROUND FLOOR WC

1.86m x 1.73m (6' 1" x 5' 8") With two piece suite comprising close coupled WC and wash basin, plasterboard walls.

## LOUNGE AREA

8.10m x 3.40m (26' 7" x 11' 2") A very spacious airy space with four windows to the courtyard, central heating radiator, ceiling lighting and semi-open to:

## SITTING & DINING AREA

7.79m x 3.40m (25' 7" x 11' 2") A large open plan space with radiator, ceiling lighting and ample room for both dining and seating for larger parties with additional study space underneath the staircase, a lobby space leads rearwards to the bathroom with storage off and the room is also open to:

## KITCHEN

4.71m x 3.46m (15' 5" x 11' 4" max) With ample units for storage, central matching breakfast island, contrasting worktops, cooker space with extractor, integrated larder fridge, space for dishwasher, window to the rear elevation, tiling and built in pantry/storage.



















## LOBBY & BATHROOM

2.41m x 2.36m (7' 11" x 7' 9") Accessed from the rear of the sitting/dining space with storage to side and door leading off to the BATHROOM which offers a three piece suite in white including a paneled bath with tiling, vanity washbasin and WC, further storage, radiator, ceiling light and window to the rear elevation.

## SECOND FLOOR LANDING

4.56m x 1.82m (15' 0" x 6' 0" min) A good sized space, large enough to provide seating space or office area, access via hatch to eaves and with two doors to the bedrooms.

## BEDROOM ONE

4.85m x 3.00m (15' 11" x 9' 10") With Skylight window to the rear, ceiling light, radiator and curtained eaves space.

## BEDROOM TWO

2.99m x 2.86m (9' 10" x 9' 5") With Skylight window to the rear, ceiling light, radiator and curtained eaves space.

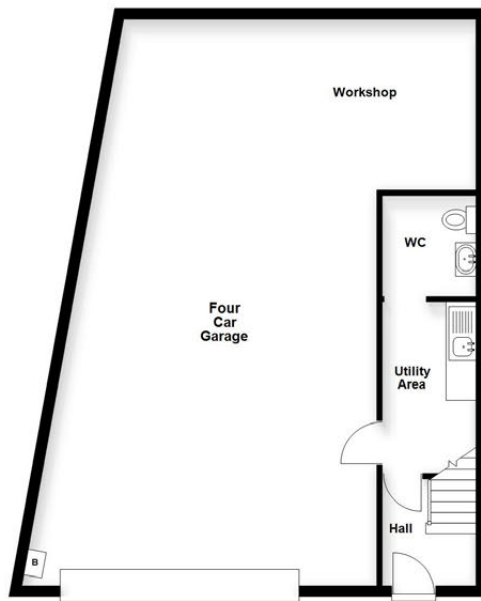
## GARAGE/WORKSHOP, PARKING AREA AND COURTYARD GARDEN

10.45m x 6.55m (34' 3" x 21' 6") Please refer to the included plan. The property(s) sit within a shared courtyard of which the property owns the majority with parking and/or garaging for the other three homes all obvious and designated, the driveway parking is situated in front of the double width garage access door which leads to the four-car garage and additional workshop space(measurements stated) which also contains the central heating boiler which serves 'The Mews'. The property also enjoys a sunny courtyard garden as per the included photos.

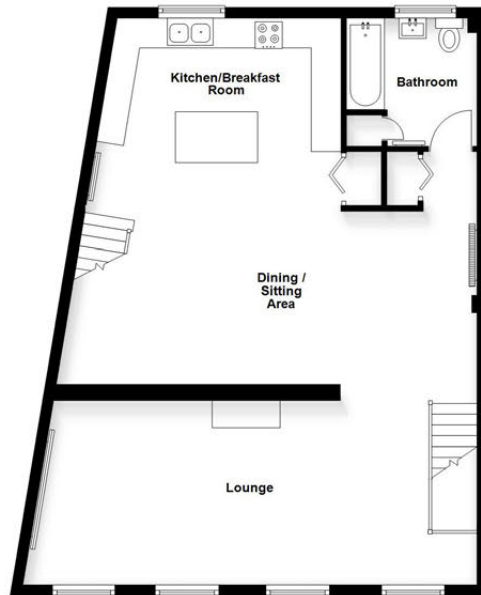
## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

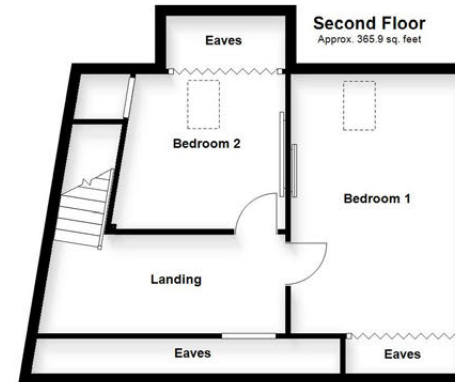




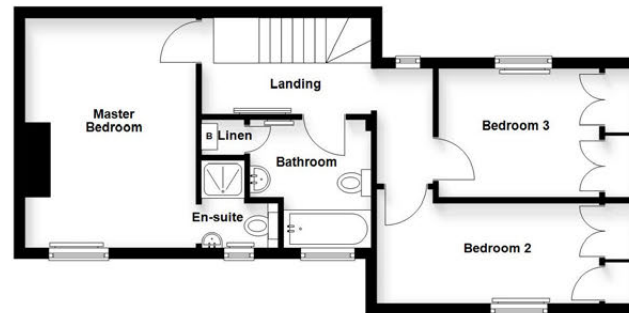
**Ground Floor**  
Approx. 1173.7 sq. feet



**First Floor**  
Approx. 1363.5 sq. feet



**Second Floor**  
Approx. 365.9 sq. feet



Total area: approx. 2903.1 sq. feet

**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



