



Woodside Cottage, Prestwold Lane, Prestwold, Leics LE12 5SH

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Property at a glance:

- Period property
- Lots of original character including beamed ceilings
- Four bedrooms
- Two bathrooms
- Three reception rooms plus conservatory
- Breakfast kitchen
- Plot of around three quarters of an acre including garden and woodland
- Various outbuildings
- A very rare opportunity!

£750,000 Freehold



A rare opportunity indeed - "Woodside" has never before been offered to the open market, formerly part of the Prestwold estate and presenting a huge amount of potential. The house sits upon the edge of a plot measuring over three quarters of an acre with woodland, substantial outbuildings and open views at the rear of the plot. The living spaces include three reception rooms, a modern breakfast kitchen and four bedrooms plus two bathrooms with lots of original character preserved including beamed ceilings, arched doorways and detailing throughout. Offered with no upward chain - viewing strictly by appointment.

GENERAL INFORMATION

Prestwold is a hamlet surrounded by unspoilt open countryside and farmland and close to local day-to-day amenities in neighbouring Burton on the Wolds, Barrow upon Soar, Wymeswold and East Leake. The market and University town of Loughborough is nearby and offers a weekly market, midland main line train station with services to London and The Endowed Schools. Easy access can be gained to Nottingham, Leicester, Melton Mowbray, A1 and M1.

EPC RATING

An EPC Assessment has been carried out on this property with the resulting rating G. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.



ENTRANCE VESTIBULE

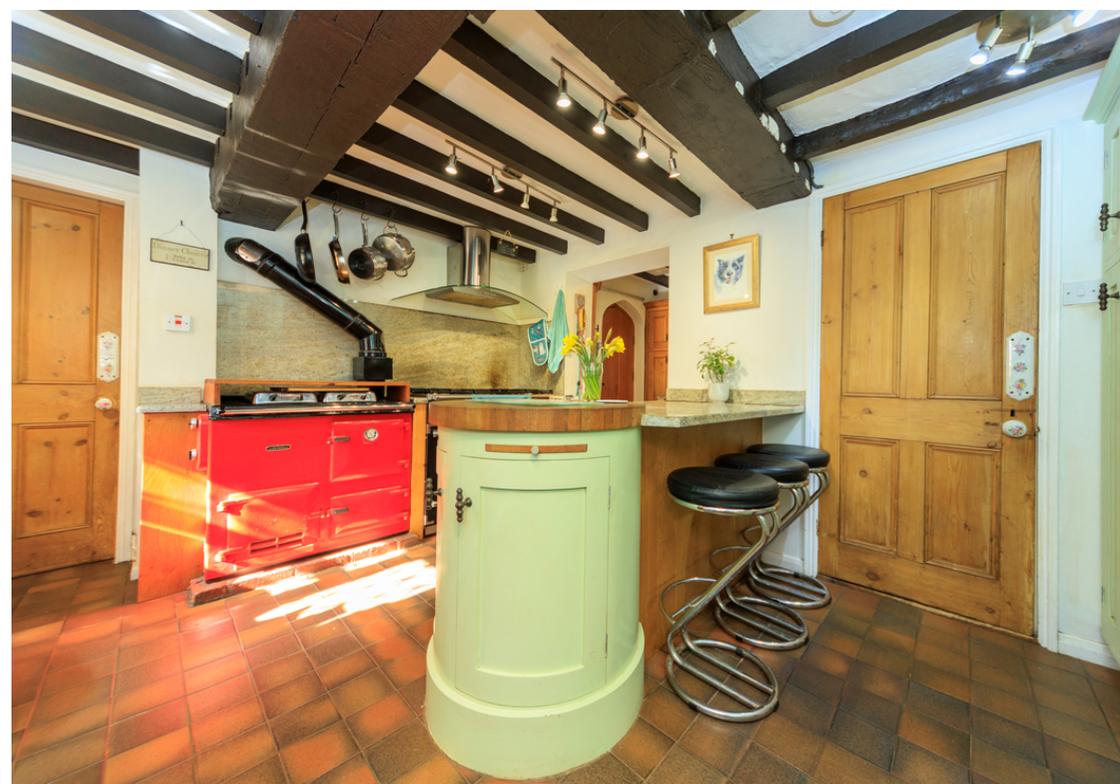
1.57m x 0.85m (5' 2" x 2' 9") Situated to the side elevation with arch shaped external solid Oak door leading from the exterior with wall light point, vaulted ceiling and arched timber braced door with brass knocker leading internally to:

RECEPTION/DINING ROOM

3.84m x 3.55m (12' 7" x 11' 8") With laminate floor, double radiator, feature Adam style fireplace with shelving adjacent, heavily beamed ceiling, three section leaded light casement window to the front elevation, staircase leads up and off to the first floor, two further doors lead to the following rooms:

FRONT SITTING ROOM

3.81m x 3.55m (12' 6" x 11' 8") Currently used as a





spacious double bedroom with a feature fireplace to chimney breast, double radiator, beamed ceiling, light points and three section leaded light casement window to the front elevation.

KITCHEN

4.18m x 3.93m (13' 9" x 12' 11") Fitted with a high quality range of base and eye level units with contrasting granite work-surfaces laid to a mixture of painted units and natural solid Oak, double under-cut Belfast sink, five ring gas range and adjacent, two plate Rayburn, beamed ceiling, space for fridge/freezer, additional wood-block work-surfaces, terracotta tiled floor and doors leading

off to the ground floor shower room, cloak room and at the rear to:

REAR LOUNGE

4.04m x 3.93m (13' 3" x 12' 11") With cast iron fireplace surround, open grate and mantle surround, adjacent double storage unit with TV plinth and shelves above, beamed ceiling and the room itself has a dual aspect with three section leaded light casement windows to either side, double radiator, wall and ceiling light points and door at the rear leading to:

TIMBER CONSERVATORY

4.37m x 2.75m (14' 4" x 9' 0") With tiled floor, brick base, an arch shaped theme within the woodwork, opening roof light, decorative tie bars, single opening door to the garden, central heating radiator and double opening doors to the adjacent lounge.

GROUND FLOOR SHOWER ROOM

1.91m x 1.62m (6' 3" x 5' 4") With quadrant shower cubicle having rain-head and hand shower attachments, pedestal wash basin by Heritage, chrome towel rail, tiling to floor and walls, ceiling down-lights, leaded light casement window, under-stairs store, additional towel rail, shaver socket and wall mirror.

CLOAKROOM

1.83m (6' 0") Into coat storage, with wall mounted wash basin, intruder alarm control keypad, terracotta tiled floor and door off to:

WC

1.83m x 0.67m (6' 0" x 2' 2") With close coupled WC and wall mounted Ideal central heating boiler.

FIRST FLOOR LANDING

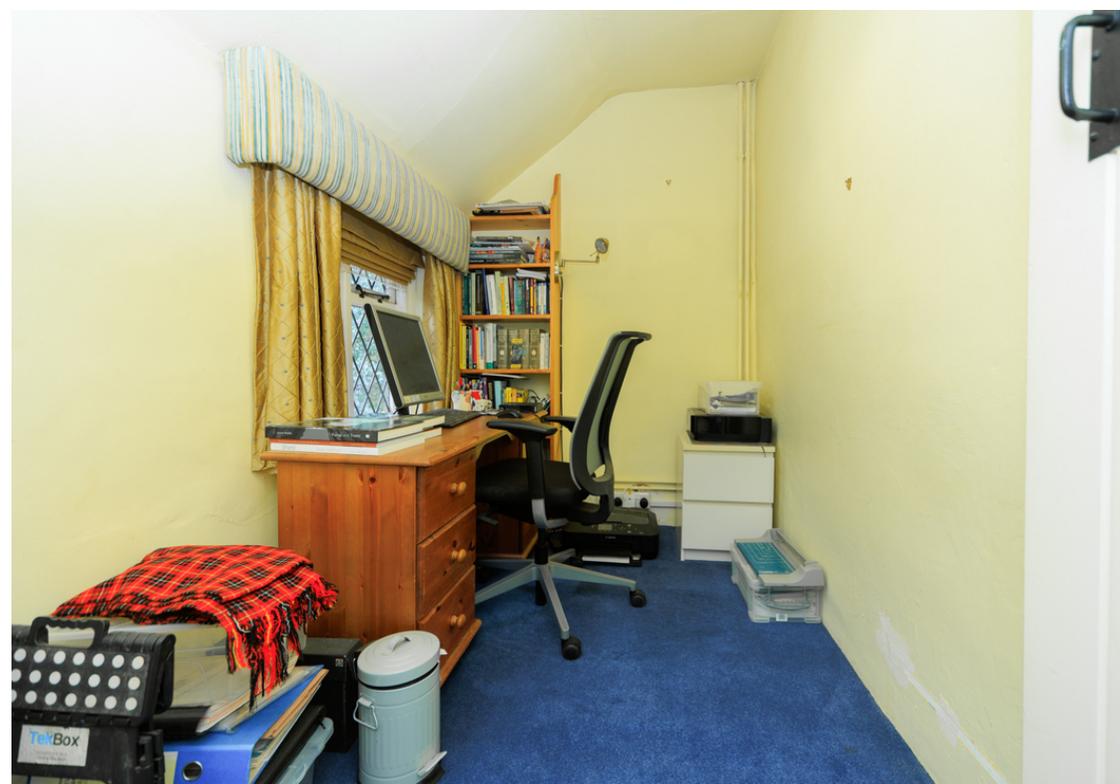
4.73m x 3.76m (15' 6" x 12' 4") Having two central heating radiators and pendant light point, two smoke alarms, built in airing cupboard with hot water cylinder, loft access hatch and windows to rear and side elevations. Doors lead off to all four bedrooms and the bathroom.

MASTER BEDROOM

4.06m x 3.96m (13' 4" x 13' 0") Having a dual aspect with leaded light windows to side and rear elevations, central heating radiator, wash basin with tiling and adjacent towel rail, loft access hatch, pendant light point and additional wall lights.









BEDROOM TWO

3.83m x 3.53m (12' 7" x 11' 7") With three section leaded light casement window to the front elevation, double panelled radiator and ceiling light point.

BEDROOM THREE

3.85m x 3.51m (12' 8" x 11' 6") With built in storage cupboard to side of chimney breast, double radiator, loft hatch, pendant light point, three section leaded light casement window to the front elevation.

OFFICE/BEDROOM FOUR

2.95m x 1.68m (9' 8" x 5' 6") With built in closet off, ceiling light point, radiator and leaded light casement window to the rear elevation.

BATHROOM

2.21m x 1.87m (7' 3" x 6' 2") Having three piece white suite comprising enamelled bath with Triton electric hand shower, pedestal wash basin, tiled splash-back and WC, ceiling light point, double radiator, shaver socket and leaded light casement window to the side elevation.



OUTSIDE

The property sits at the head of an extremely substantial plot measured to be in the region of 0.80 acres or thereabouts. Having a long hedged boundary to Prestwold Lane laid to a mixture of Beech, Holly and Yew. The driveway parking area is laid to gravelling and is accessed from the front right corner of the plot with a further driveway leading to the outbuildings at the rear and access is via a five bar gate to both. The plot includes several garden areas with a lawned space to the left hand side of the property having hedging and trees to border, beyond which is a woodland area which makes up the majority of the surrounding plot. There is a pathway with granite cobbles leading from the property and gently sloping away through the woodland to the outbuildings and further garden space beyond. Through this area a stream meanders which enters the property on the front right corner of the plot and exits to the bottom left.

The aforementioned foot of the plot (at the rear of the summerhouse) features a further garden space which is given over mainly to a grassed area with a mixture of hedging and dry stone walling and has previously been used as a vegetable plot enjoying an open field aspect to the rear.

OUTBUILDINGS

The outbuildings are substantial and include a

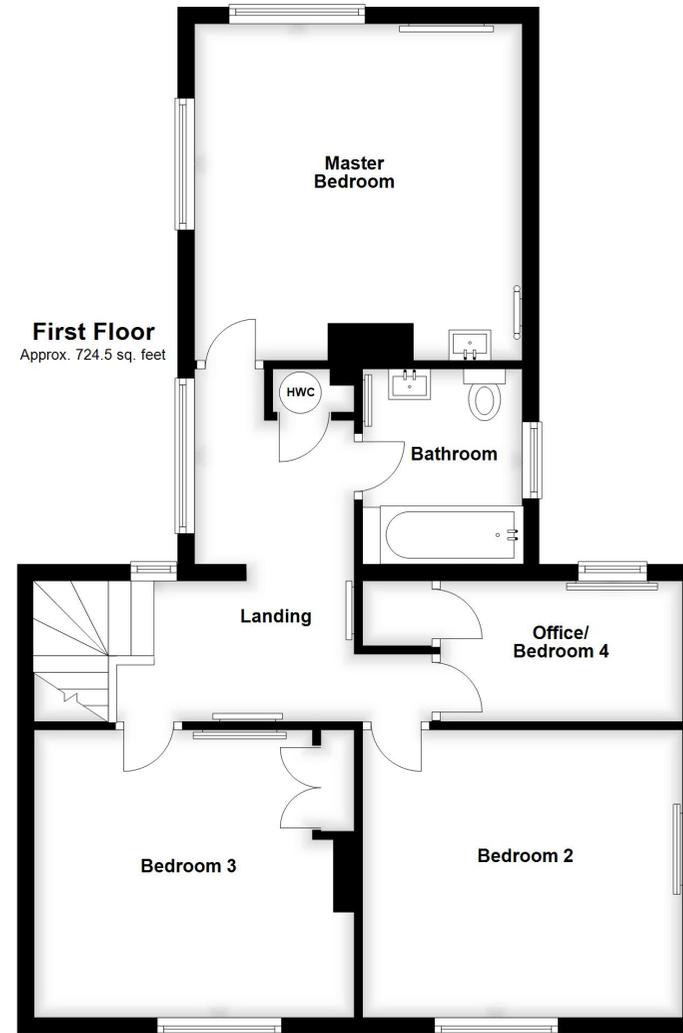


timber summerhouse with a walled garden to surround, fishpond and a Beech hedge opens to a further plot at the rear.

There is a three bay 1.5 storey building with double doors accessing the two outer bays and a stable style split door to the centre with mezzanine storage running across the whole of the building, internal and external lighting and power. There is a parking space surrounding this outbuilding leading in from the driveway. This building offers huge scope for substantial garaging or storage and couple potentially be converted to residential space for external offices or perhaps an annex subject to consents.

SERVICES

The property has mains water and electricity but drainage is by way of a septic tank within the grounds. The property has its own gas LPG tank.



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



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