

Far Street

Wymeswold, Loughborough, LE12 6TZ

John German





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Offers Over £400,000

John German Estate Agents are delighted to be the preferred Sales Agent for this character home in the highly desirable village of Wymeswold. A property that will not disappoint and your opportunity to own a piece of local history. Please book your tour today

*The Old
Butchers Shop*



The Old Butchers Shop, Wymeswold, dates back to 1786. Formally the village Butchers, and we believe, the village Public House. The property was developed in 2019 by Belvoir Developments who, along with the neighbouring property set off Far Street, created an exclusive development of character homes.

With its iconic sign hanging from the front of the property, you immediately sense that this is a special home and as you approach the front entrance door and step inside the hallway you are not disappointed.

We begin our tour in the open plan living room, ideal for entertaining or formal dining, which has been set out perfectly by the current vendor. This is someone who has an eye for detail and presentation, having Oak Panelled doors, sash and cottage style windows, a theme runs throughout the property. There is ample space for assorted furniture, together with an abundance of natural light, thanks to the double -glazed windows to twin aspects.

Step up into the Kitchen and you will find a range of smart matching Porcelanosa base and eye level units with work surface areas. There are fitted NEFF appliances to include oven, hob and extractor, wine cooler, dishwasher, and fridge freezer.

Completing the downstairs accommodation and accessed from a separate inner hallway is the separate WC, complete with wash hand basin and heated towel rail.

Ascend to the first floor and you will find two bedrooms and the family bathroom. The generous bedrooms are versatile in use as you will see from the photographs and Virtual Tour and the family bathroom is fitted with a stunning suite to include panel enclosed bath with shower over, WC, and wash hand basin.

A separate door from the landing takes you to the second floor and the open plan principal bedroom. This is a real "Wow" factor for the property. A double room, incorporating an open en-suite with wash hand basin, WC, and walk-in shower cubicle. Exposed beams and sky light windows feature in what is a superb room.

Proceed back downstairs and step outside. Walk over to the courtyard garden, split over two levels. The current vendor has created a lovely outdoor space, ideal for relaxing and having seating areas and space for an outdoor table and chairs. Adjacent to the courtyard is the driveway, suitable for two vehicles to be parked off road.

In conclusion, this property put simply, must be viewed. It is your chance to own a piece of local history and reside in a stunning development in one of the most desirable villages in our region. It is convenient for Loughborough Town Centre and the City of Nottingham as well as being close to the local village amenities. Book your today with John German Estate Agents for a property that is sure to prove popular in today's market.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

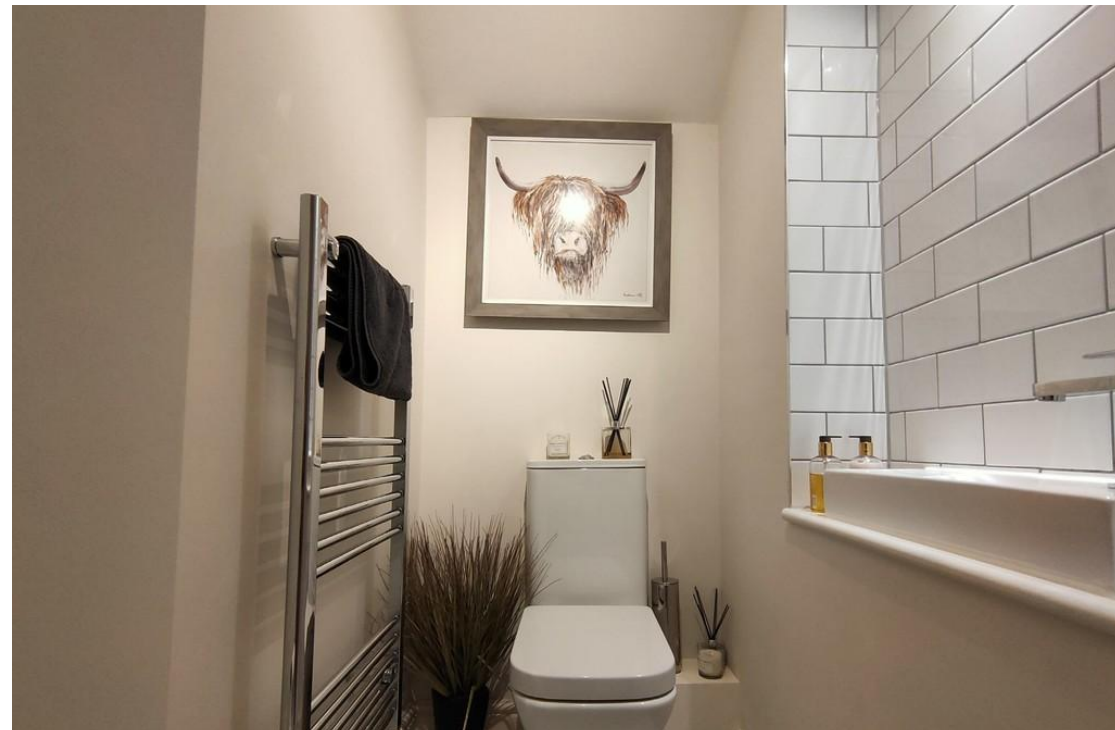
Useful Websites: www.gov.uk/government/organisations/environment-agency

https://www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA/27052021

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

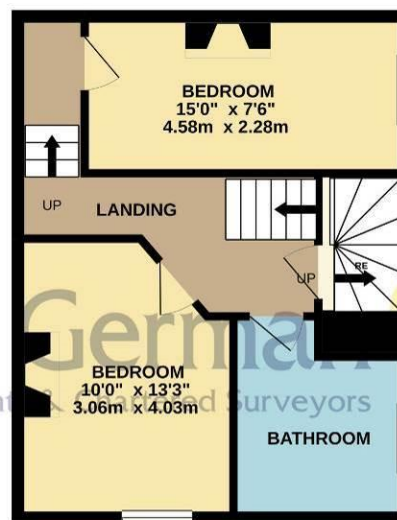




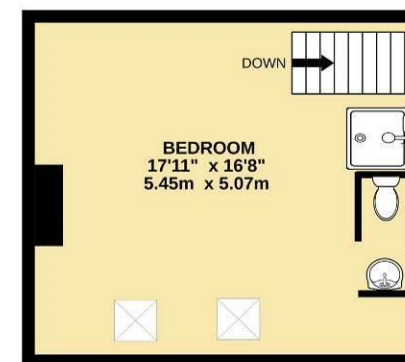
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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