

# Main Street & Baptist Church

Long Whatton, Loughborough, LE12 5DG

John German





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Offers Over £800,000

A unique opportunity to purchase a detached family home and Baptist Church which is located to the rear of the property. This is a sale for the whole plot which is offered with No Chain and situated in the ever-popular village of Long Whatton.

We begin our tour with the family home, a large five-bedroom house, neutrally decorated throughout and an ideal blank canvas. At the heart of the village, the property has a driveway to the side which it shares with the Baptist Church.

Once inside, the ground floor is dominated by a spacious living room and an open plan kitchen family room which has matching base and eye level units, a central island and space for a table and chairs. There is a separate utility room which compliments the kitchen perfectly and provides extra appliance space and French doors from the family room open onto the patio.

There are two reception rooms to the front of the property, versatile in use. The first is currently used as a playroom, it could be a study, and the second could be used as a separate dining room for formal occasions.

Upstairs are five double bedrooms, two en-suites and a separate family bathroom. The principal bedroom has a fitted wardrobe and access to its own private en-suite, while two of the bedrooms have a "Jack and Jill" style en-suite.

Outside, to the rear, is an enclosed garden with large patio seating area and separate lawn area. There is a summerhouse and access to a garden room with storage to the front. The garden room is again versatile in use and could be a gymnasium, separate outside office or just used for storage, bicycles, and the golf clubs.

We then move to the rear of the property, along the driveway and to the interesting part of this sale..... The Baptist Church. Although the Church itself is no longer used, its grounds are still tended to. Internally the Church has an assembly room, first floor gallery, kitchen, and separate WC. Subject to relevant permission, the Church could have a variety of uses if not used as a place of worship. The current vendors had thought about the possibility to convert to offices, and while it is in a conservation area, we are not aware that it is a listed building or has any restrictions. A solicitor will of course verify this.

This is really one of those properties and sales that you need to arrange to have a look at. The family home provides flexible living accommodation while The Baptist Church could have many uses. Book your tour today with our local office.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/08032022

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F





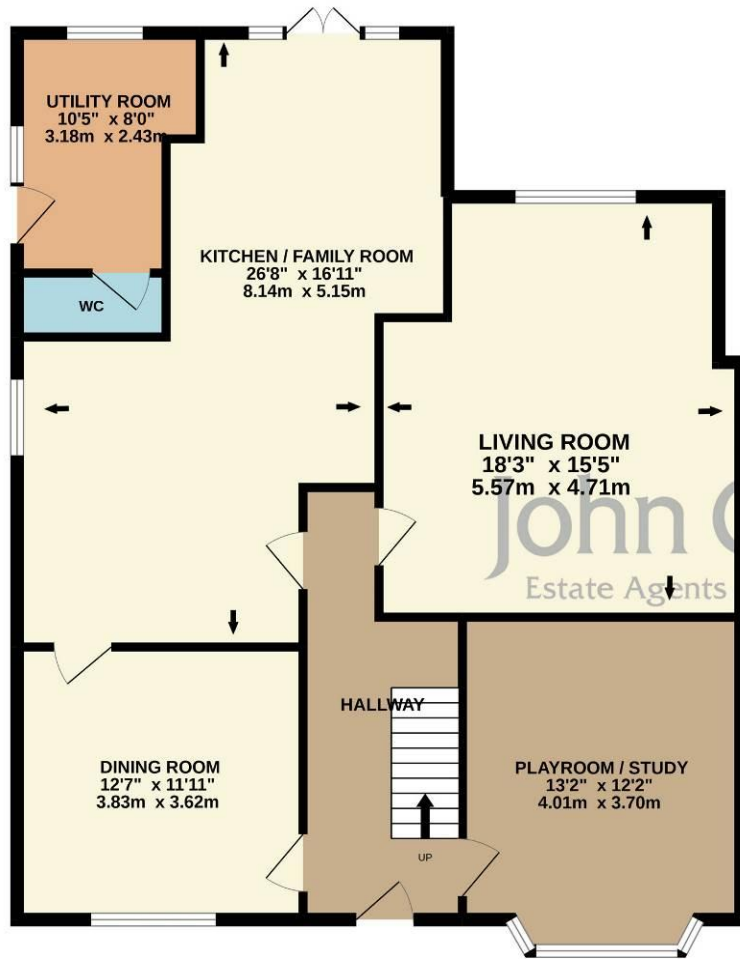




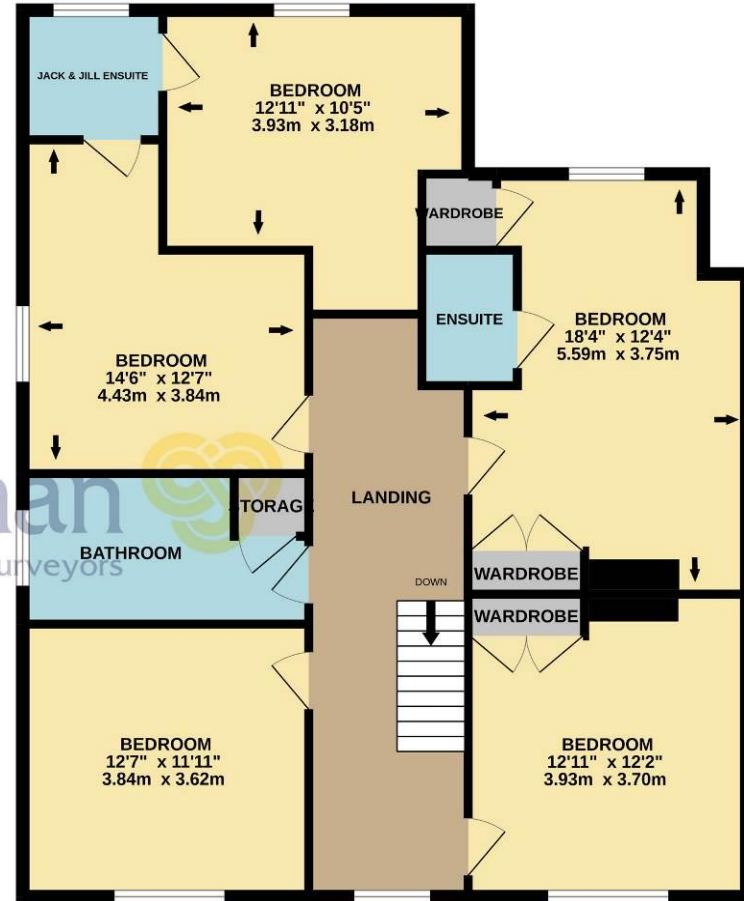




GROUND FLOOR



1ST FLOOR

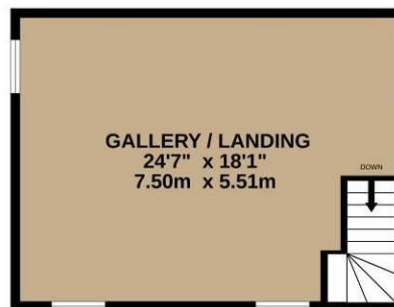


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



**John German**  
Estate Agents & Chartered Surveyors

**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		
69-80	C		73   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



**John German**

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Burton upon Trent | East Leake | Lichfield | Loughborough  
Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk** Sales and Lettings Agent



