



ELITE HOMES

Consultative Estate Agents with Integrity



The Cedars, 5 Harby Lane, Hove
LE14 4JR

Overview

The Cedars is a stunning four bedroom Victorian residence, set in around 0.4 acre plot. Set in a beautiful village location, the property has been lovingly refurbished and styled to the highest standards creating an exquisite family home. Boasting a large gated driveway, separate double garage, stable block (potential to convert into separate annexe) and beautiful established gardens. This home simply oozes charm and character!

Key Features

- Exceptional 4 bedroom Victorian property set in a 0.4 of an acre plot in a beautiful village location.
- A wealth of period features throughout the property including original open fireplaces, butler's bells, high ceilings, deep coving and ornate ceiling roses.
- Grand reception hall with stained glass doorway, traditional staircase and porcelain tiled flooring.
- Large breakfast kitchen that blends vintage charm and modern open plan living with underfloor heating, impressive pendant lighting and a central log burner.
- Open plan living room with original fireplace and large bay window boasting countryside views, elegant dining room / study and additional family room
- Spacious bedroom accommodation comprising 4 generous double bedrooms. Luxury family bathroom and beautifully fitted ensuite to master bedroom.
- Beautifully maintained gardens that surround the property.
- Private gated driveway providing secure parking for numerous vehicles, detached double garage and stable block (with potential to convert into separate Annexe).

Accommodation

The Cedars showcases the handsome façade of Victorian architectural design including grand proportions, large sash windows and beautiful symmetry to the front aspect of the property. Inside, the elegant interiors are spacious, featuring high ceilings, ornate corncing, traditional style cast iron radiators and feature fireplaces with rooms filled with natural light.

The ground floor comprises of an impressive reception hallway with its generous dimensions and beautiful tiled flooring, which offers a sense of arrival, setting the tone for the stylish interior accommodation on offer within the home.

A stunning open plan dual aspect room incorporates the large breakfast kitchen and living area, perfect for entertaining guests and with a fabulous bay window affording views over the private gardens and countryside. The exceptionally spacious breakfast kitchen hosts an array fixtures and appliances including bespoke kitchen units, double oven, integrated fridge, freezer, wine cooler, dishwasher and microwave. There is space for a large dining table and additional floor to ceiling kitchen units offering fabulous storage. The living area offers a relaxed seating area, enjoying the far-reaching countryside views and a fabulous original fireplace. This open plan room has a fabulous parquet tiled floor with underfloor heating.

From the kitchen there is access to the rear hallway, which leads out to the courtyard garden where there is a large utility / boot room with plumbing for washing machine and tumble dryer. There are two further reception rooms including a formal dining room (currently used as a spacious office) with log burner and an additional family room with original fireplace. There is also a downstairs toilet and cloakroom providing a wealth of storage.

The original staircase with curved handrail and ornamental spindles rises to the first floor accommodation where there is a spacious landing and four generous double bedrooms, all with exposed wooden flooring and original fireplaces. There is a large modern family bathroom with free standing double ended bath, heated towel rail and impressive walk-in rainfall

shower. There is also a luxurious wet room ensuite to the master bedroom offering double sinks, heated towel rail and large walk-in rainfall shower.

Outside

The Cedars boasts a wonderful 0.4 acre corner plot, with gardens surrounding the property. There is a large patio and traditional courtyard area with atmospheric festoon lighting and outdoor heaters leading to a delightful vegetable garden area with high planters and bee housing. The garden is partially walled as well as having mature hedging and has an abundance of established trees including beautiful blossom trees.

The property has a large private driveway set behind gates, which offers a wealth of parking. There is a detached double garage with full electrics a workstation and mezzanine level, a large stable block with hayloft, a utility/boot room and an additional store room.

Location

The property lies on the edge of this desirable village with church, village hall, pub, post office, bowling and tennis club within walking distance. Local amenities in Long Clawson and Harby are only a 5 minute drive away, including petrol station, pub dining, hairdressers, deli, Doctors/pharmacy and village shops.

On the doorstep to this property there are many stunning walks, including the canal walk to Hickling Basin, and open countryside across the Vale of Belvoir.

The property is ideally positioned for great transport links including East Midlands Airport and within easy reach of Melton Mowbray, Nottingham, Leicester & Grantham (London Kings cross scheduled just over an hour) with easy access to the A46, A1, A52 and M1.

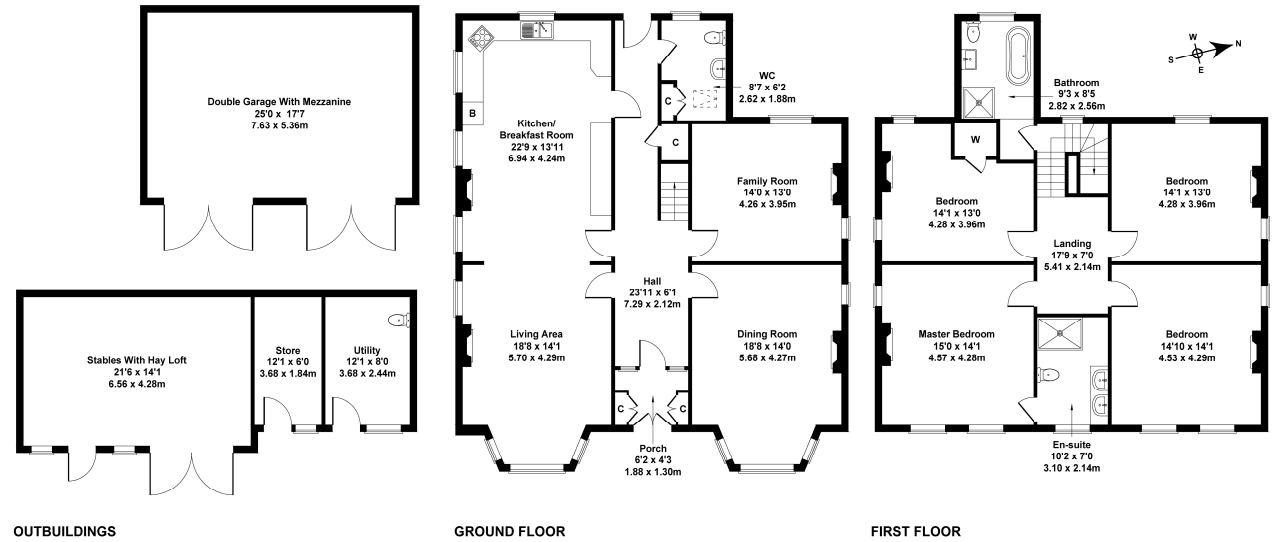
The local schools are the very popular and highly regarded. Hose CE Primary school is within walking and two additional primary schools within 5 minute drive in Long Clawson and Harby. Bus routes available to the secondary schools within Melton Mowbray, Loughborough, Bottesford, Ratcliffe College and the girl's and boy's Grammar schools in Grantham.





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Approximate Gross Internal Area
3326 sq ft - 309 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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