

Church Street

Wymeswold, Loughborough, LE12 6TX

John 
German





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£675,000

Grade II listed period beauty dating back to circa 1799, located in a prestigious area and peppered with original features and stylish touches throughout. Outstanding village location and a wealth of character accommodation lies within. Spacious and versatile for any size of family.



This beautiful property is set over three floors with an abundance of space for all of the family having living accommodation on the ground floor comprising four reception rooms and a country style dining kitchen, there are five double bedrooms plus two bathrooms over two floors above. Dating back to circa 1799, Ash House is superbly situated in the picturesque street of character homes.

Wymeswold is a highly sought after Wolds village made up of predominantly attractive cottages and individual homes. It is extremely well thought of and conveniently located between the market towns of Loughborough and Melton Mowbray. It offers a variety of sporting and social clubs, the village is a lively social scene, an impressive range of facilities including popular gastro pub, village store, well regarded primary school alongside the Grade I listed medieval church.

Behind its classic coal panelled entrance door, you step into a lovely living room with beamed ceilings and a gorgeous beamed inglenook fireplace sitting at its focal point, a multi pane cottage style window overlooks the fore and leading off the room is a winding staircase to the first floor. This room flows wonderfully into the adjoining sitting room, creating one large open plan entertaining space. This room too has beams to the ceiling, windows to the side and a glazed door leading out into the garden.

Alongside these two rooms you will find there is a cosy dual aspect, formal dining room which provides a lovely space for entertaining and easily accommodates seating for guests.

The kitchen is the true heart of this home, offering a sociable kitchen/diner set up that is perfect for both cooking and family life, accompanied by an adjacent snug/family room. Classic countryside units wrap around the room providing functionality and style, pleasing the keenest of home chefs while the side door from the kitchen opens out into the private walled garden allowing for a seamless indoor/outdoor flow. Leading off the snug/family room there is a most useful utility room and guest cloakroom set behind a cottage style latch door.

Onwards and upwards we have two floors of spacious bedroom accommodation to explore. Firstly the principal bedroom suite is a large room with a dedicated dressing room and sitting area, plus fitted wardrobes. Steps lead up to the bedroom area which has plenty of room for a king sized bed.

Bedroom two on this floor has beautiful beams, a walk in wardrobe and the benefit of an en suite bathroom. Bedroom three is another double room and again has exposed beams plus built in wardrobe.

The family bathroom is fitted in a classic white suite which comprises pedestal wash hand basin, WC and a large walk in oversized shower cubicle with mains shower above.

From the large landing, stairs continue to the second floor and the two remaining bedrooms. Particular attention must be drawn to the larger of the two which has amazing, exposed king post truss beams and is currently being used as a fantastic home office space. These two rooms in combination would create a perfect top floor suite for a teenager.

Outside, the home offers a lovely private garden where you can relax and unwind with family and friends. The patio area is a perfect spot to enjoy al fresco dining while kids and dogs can roam free on the lawn. Set behind double entrance gates beneath the carriage archway lies an off road parking area suitable for a small-medium sized car.

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
www.charnwood.gov.uk

Our Ref: JGA/25082023

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

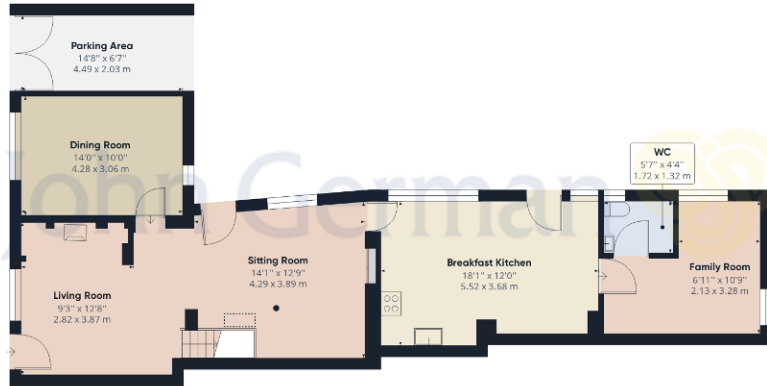




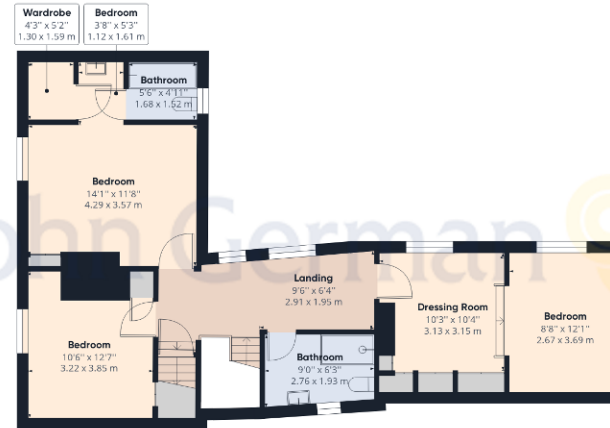




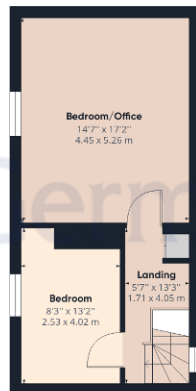




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2163.85 ft²


201.03 m²

Reduced headroom

3.33 ft²

0.31 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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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.

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