

Iveshead Road

Shepshed, Loughborough, LE12 9ER

John German





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£525,000



Situated on the fringes of the Charnwood countryside, this substantial period home offering non estate country lane living with the benefit of gated courtyard to the rear. With an L shape barn with ambitious plans for extension of the main house and conversion of the barn to annex living. Four bedroomed detached house with planning permission granted for a substantial extension to house and stables.

The property is set on the fringes of the Charnwood countryside on the desirable Charley in Oaks in Charnwood side of town. The property is wonderfully positioned to take advantage of country walks, nearby nature reserves, the popular and quaint Jolly Farmers pub is just down the road and the property is perfectly positioned for the commuter with the M1 being handy accessible and the many amenities of Shepshed are also on your doorstep. Following extension and conversion, the property would make an excellent extended family, multi generational, supported living or disabled living property providing privacy and independence for a family. The proposals as drawn will be fully wheelchair accessible, subject to a floor lift to the dwelling.

Planning permission is in place Application Number P/23/0363/2 for the demolition of porch at front and outbuildings rear, construction of two storey extensions at front and side, single storey annex at rear, 1.4m high wall and gates with alteration to vehicular access at rear of house. Decision Grant Conditionally on the 04-05-2023 for further details please visit the Charnwood Borough Council website for various terms and conditions. The sale comes with full, detailed Building Regulations, working drawings and structural calculations alongside detailed CCTV drainage survey.

The property as it stands offers entrance porch with central hallway that leads all the way through to the rear. To the left of the hallway is a large through lounge with dual aspect windows. To the right of the hallway is a separate dining room and adjacent to the dining room, a modern breakfast kitchen with double windows and base and wall mounted cabinets which wrap around the room with roll top work surfaces. In addition to the ground floor accommodation, there is also the benefit of a brick cellar with original thralls providing excellent storage. Upstairs on the first floor leading off the galleried landing are four double bedrooms, all with high ceilings, alongside a family bathroom which is fitted in white with a suite comprising bath, separate shower, WC and pedestal wash hand basin.

The property lies in a non estate location, set back behind a half height brick built wall with gated entrance approach to the main entrance door. Mature lawn gardens wrap around both the front and side, and along the lane gate vehicular access takes you into the courtyard where there is secure parking. The useful barns and outbuildings wrap around two sides of the courtyard and offer two workshops, stores and car parking area. After conversion, you will have a wonderful luxury two bedroom annex, ideal for an independent relative.

Agents note: Internal images are for guidance only, images taken 2018.

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

Property construction: Brick

Parking: Drive & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

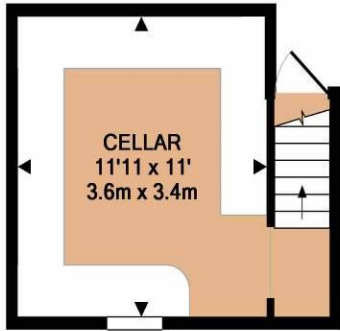
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk

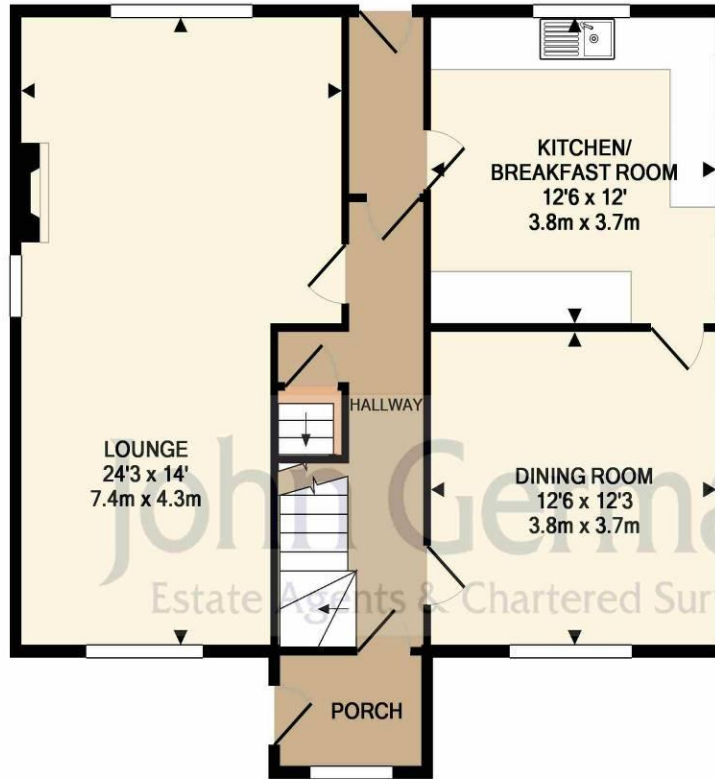
Our Ref: JGA/18042024



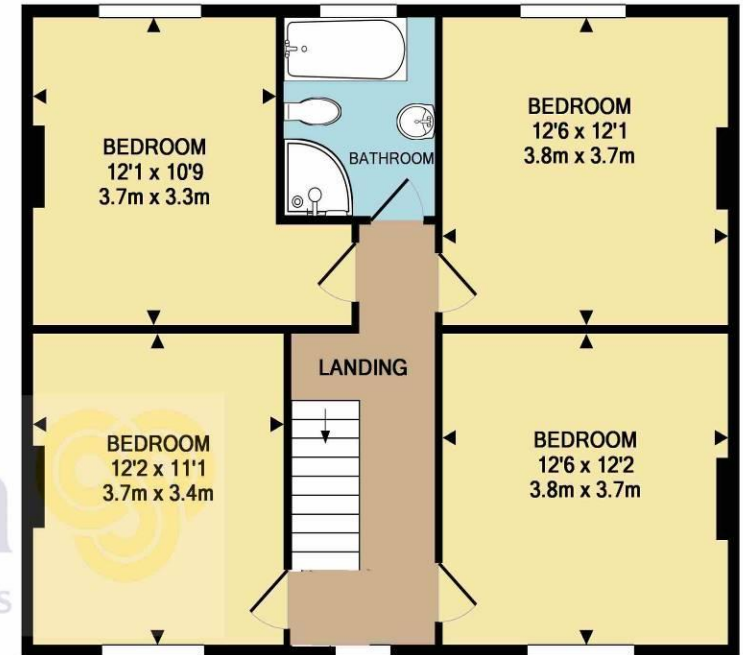




CELLAR
APPROX. FLOOR
AREA 155 SQ.FT.
(14.4 SQ.M.)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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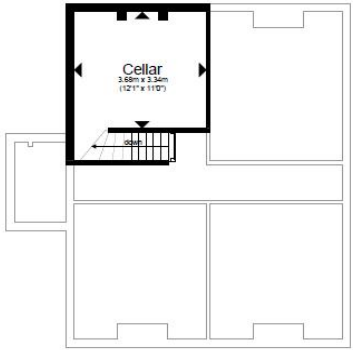
01509 239121

loughborough@johngerman.co.uk

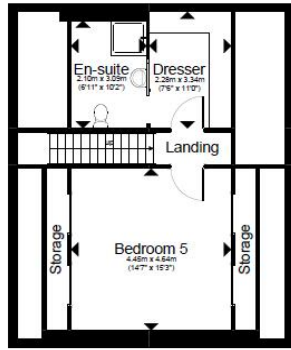
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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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Cellar Plan
Gross Internal Floor Area: 14.93 m² / 161 ft²



Second Floor Plan
(not included within planning approval, but permitted development)
Gross Internal Floor Area: 41.85 m² / 450 ft²

Approved for Planning

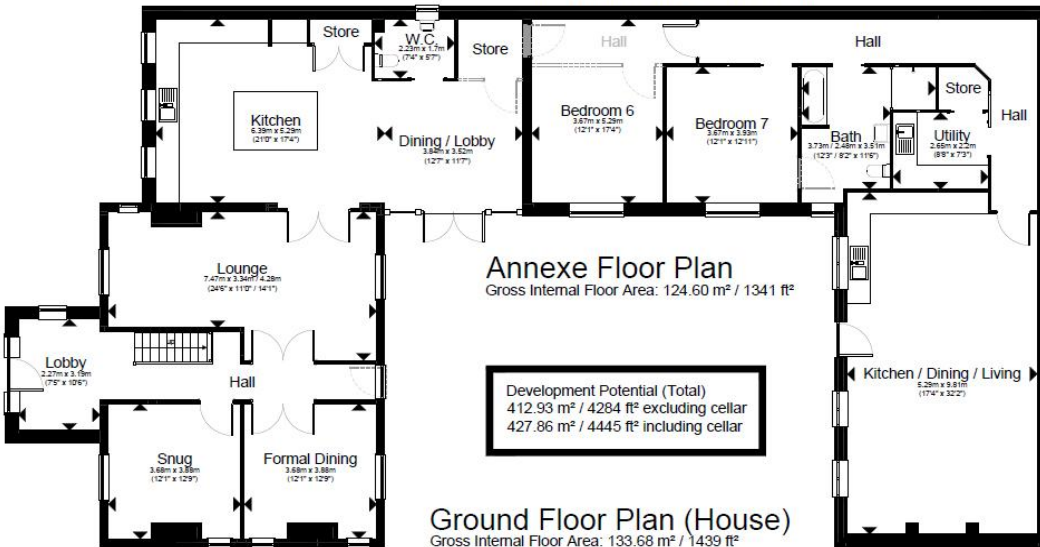


First Floor Plan
Gross Internal Floor Area: 111.46 m² / 1200 ft²

Approved for Planning

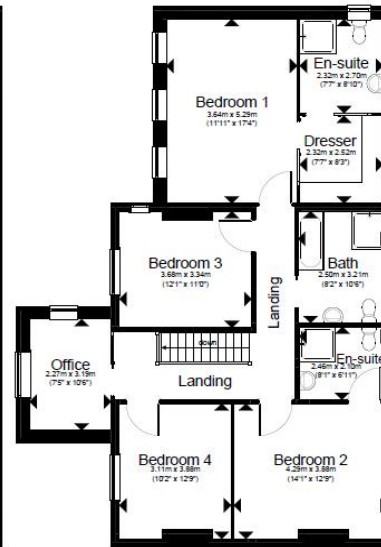


Approved for Planning



Ground Floor Plan (House)
Gross Internal Floor Area: 133.68 m² / 1439 ft²

Development Potential (Total)
412.93 m² / 4284 ft² excluding cellar
427.86 m² / 4445 ft² including cellar



Annexe Floor Plan
Gross Internal Floor Area: 124.60 m² / 1341 ft²