

Iveshead Road

Shepshed, Loughborough, LE12 9ER

John 
German





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£474,950



Situated on the very fringes of the Charnwood countryside, this substantial four double bedroom detached period home along with its very generously sized, multipurpose L-shaped outbuildings is full of character and charm. The accommodation offers non-estate country lane living with a feeling of immense space around the property and no immediate neighbours. With the benefit of a securely gated courtyard to the rear and the quiet, rural-natured lane it sits upon, an abundance of car parking for the whole family and guests is readily available. This fantastic property would make an excellent home for family or extended, multi-generational family living or for part business use. Due to the property's proximity to neighbouring properties, its potential uses and configurations are almost endless, and it therefore really must be visited to appreciate its current offering and further potential.

Situated on the very fringes of the Charnwood countryside, this substantial four double bedroom detached period home along with its very generously sized, multipurpose L-shaped outbuildings is full of character and charm. The property is wonderfully positioned on the desirable Oaks in Chamwood side of town in a non-estate, landmark location. The accommodation offers country lane living with a feeling of immense space around the property and no immediate neighbours. With the benefit of a securely gated courtyard to the rear and the quiet, rural-natured lane it sits upon, an abundance of car parking for the whole family and guests is readily available. This fantastic property would make an excellent home for family or extended family living or for part business use. Due to the property's proximity to neighbouring properties, its potential uses and configurations are almost endless, and it therefore really must be visited to appreciate its current offering and further potential.

The property's location takes advantage of immediate country walks including Mount St Bernards Abbey and grounds, Blackbrook Reservoir, Morley Quarry and Chamwood Lodge nature reserves, Ives Head SSSI and various ancient woodlands. Ideal for active couples, families and dog walkers alike. The property benefits from sitting upon an established plot, with no vast or laborious garden and boundaries to maintain. The gardens overall are minimal in maintenance, having mature lawns around both the front and side of the property. The property has recently benefitted from a recent three-phase 415v electrical mains burial upgrade, offering fast electric vehicle charging. The property also benefits from ultra fast fibre broadband and cable TV.

The popular and quaint Jolly Farmers food-serving pub is only a stone's throw away and the property is perfectly positioned for the commuter with the M1 being handily accessible as well as the many amenities of Shepshed on the doorstep.

The property is set back behind a half-height brick wall with gated entrance approach to the main entrance door. The property as it stands offers an 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 gothic-arched windows. To the right of the hallway is a separate formal dining room and adjacent to this, a modern breakfast kitchen with dual windows and base and wall mounted cabinets which wrap around the room along 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 an excellent storage area. Upstairs on the first floor leading off the galleried landing are four double bedrooms, all with three-metre-high ceilings, alongside a family bathroom which is fitted in white with a suite comprising bath, separate quadrant shower, WC and pedestal wash basin.

The property benefits from generously proportioned and deep double-glazed windows, with low sill heights of which flood the property with natural light. The property also still benefits from many original features such as its natural slate roof, currently hidden quarry tiled hallway. There is plenty of opportunity to even reinstate one or more of the original four fireplaces for the installation of solid fuel or log-burning appliances.

Planning application:

The sale of the property comes with planning permission (ref: P/23/0363/2) which was granted on 04/05/2023 – for further details please visit Charnwood Borough Council's website. The sale includes detailed 'building regs' working drawings and structural calculations alongside a detailed CCTV drainage survey, of which doesn't expose any issues in the ground. The property is at the head of a public sewer, therefore a 'Building Over Agreement' with the water authority is not required.

The proposals as drawn would create a fabulous and spacious self-contained two-bedroom annexe (or one large bedroom with dresser/office space) for the extended or multi-generational family, or a dependant family member wanting privacy but the convenience of living next to one another. An ideal way for said families to either help their offspring with private accommodation or consolidate and significantly reduce their outgoings with today's ever-increasing cost of living.

The attached annexe could remain self-contained and totally separate from the host dwelling with a party wall as drawn. On the other hand, an internal interconnecting dual-locking door could be installed to allow internal access and egress for ultimate convenience yet allowing privacy as and when required. Alternatively, the proposals have been thoughtfully and meticulously designed in such a way that the annexe could also be used as an extension of the host dwelling, thus creating one large dwelling. The proposals as drawn would be fully wheelchair accessible, with a through-floor lift possible to the porch area of the host dwelling allowing wheelchair access throughout the entirety of the development.

Change of use:

While the property would make a fantastic family home in its current form, it would also make ideal accommodation for supported or disabled living, providing privacy and allowing independence, whilst having the convenience of family/carers living 'next door'.

The property would also be very suitable for use as a HMO, subject to the relevant local authority approvals. The possible configurations and uses of the host dwelling and the proposed annexe are almost endless.

Business use:

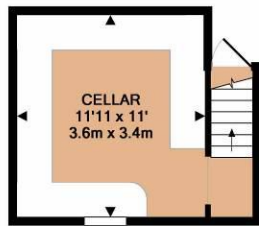
The property is currently being used and marketed as residential accommodation, but given its location and positioning, there is also great potential for it to be used for business use, again, subject to the relevant local authority approvals.

This could be for solely for business use only or part residential, part business use, i.e. private or a single-client business etc.

Agents notes: All images taken in 2018 prior to current occupancy due to current unforeseen temporary storage. An application has been put in for 53 houses to be built nearby, ref P/24/1308/2 via Charnwood Borough Council.



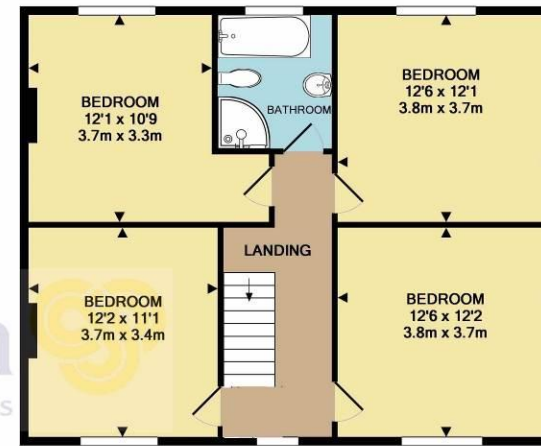




CELLAR
APPROX. FLOOR
AREA 155 SQ.FT.
(14.4 SQ.M.)



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.
Made with Metropix 02017

POTENTIAL BOUNDARY TREATMENTS



NEW TIMBER/COMPOSITE SLIDING GATES AND WALL TAKEN UP TO 1.8M



EXISTING WALL HEIGHT WITH NATURAL SCREENING / PLEACHED TREES



EXISTING WALL HEIGHT WITH SHALLOW TIMBER/COMPOSITE PANELS; EITHER FIXED OR HINGED INTERNALLY TO FOLD BACK-TO-WALL FOR INCREASED NATURAL LIGHT AND/OR VIEWS AS REQUIRED



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.arnwood.gov.uk

Our Ref: JGA/18042024

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.

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.

John German

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01509 239121

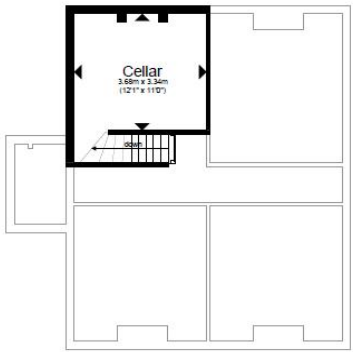
loughborough@johngerman.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

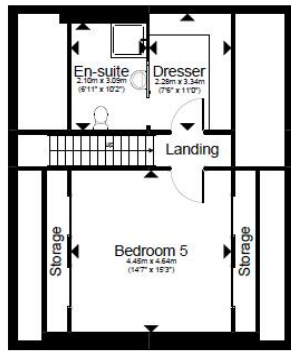
Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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



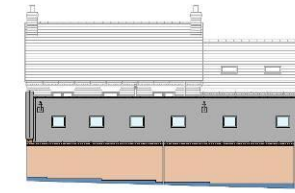
Second Floor Plan
(not included within planning approval, but permitted development)
Gross Internal Floor Area: 41.85 m² / 450 ft²

Approved for Planning

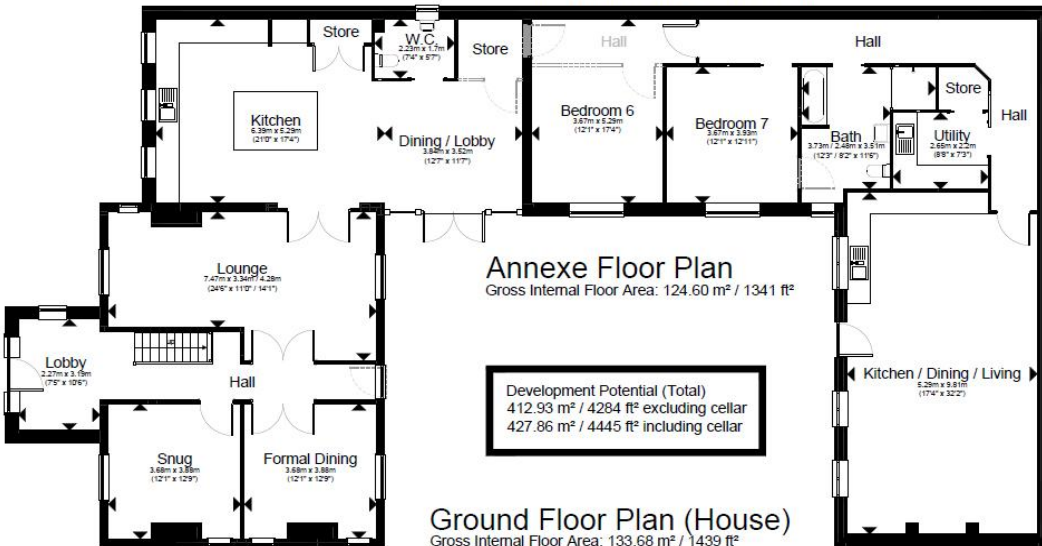


First Floor Plan
Gross Internal Floor Area: 111.46 m² / 1200 ft²

Approved for Planning



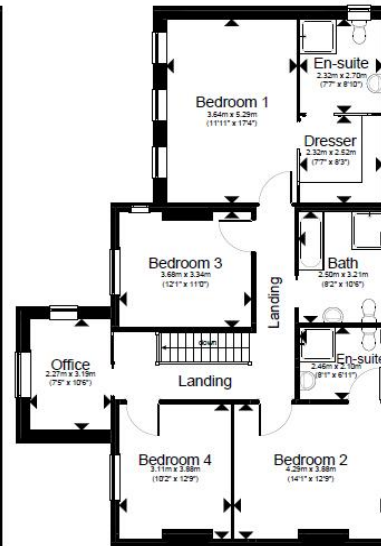
Approved for Planning



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

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

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



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