



Park Hill, Gaddesby
Offers Over £575,000





An individual character property offering a unique floorplan within a desirable Leicestershire village location. 'Hillside' is a former farmhouse restored and extended to a meticulous standard retaining many of its original features with a modern edge.

'Hillside' offers in excess of 2,000 square feet of accommodation over two floors. The ground floor is cleverly configured to offer excellent reception dimensions for family recreation, and benefits from homing the fourth bedroom and family bathroom also - perfect for multi-generational living or visitors.

From the front entrance point a warmth of originality welcomes. From the hallway leads to the dining room, perfect for hosting. The kitchen offers an abundance of hand-crafted oak-topped eye and base level units and has been cleverly configured by the current owners. The kitchen benefits from a gas range cooker, as well as offering a unique pantry space for further storage or larder space. This leads to the living room with the cosy benefit of an open fireplace. The living room provides access to a brick-based conservatory to enjoy the garden space from and allows for an abundance of natural light. From the living room leads to the study, an excellent office or hobby room. To the ground floor the property further provides the added bonus of a bathroom complete with oak panelled bath with shower over, vanity unit with characterful taps and panelling and WC. Access to the rear of the property can be gained via the hallway access point at the side of the cottage.

There are two staircases to the first floor. Stairs rise from the living room to a good-sized double





bedrooms which provides access to another room, currently used as a study, and provides built in storage. Stairs rise from the kitchen to a landing area off of which leads to a dressing area, which could equally make an excellent nursery area for relatives with new-born babies or younger children. A door leads off of the dressing room into the master bedroom.

Externally 'Hillside' offers great garden space, with a well-stocked garden to the front of the property, presenting well-stocked borders, a range of herbaceous plants and trees. To the side of the property access to two further outhouses in the form of a workshop and further storage can be gained; two excellent spaces which offer potential for conversion and could be integrated into the property. There is a further outbuilding to the front of the property which benefits from a working WC - ideal for garden parties and summer barbecues. The property benefits from driveway parking for several vehicles to the front plus a single garage.

Tenure: Freehold
All mains' services
EPC Rating: D
Council Tax Band: D







Entrance Hall

Dining Room: 3.73m x 3.33m (12'3" x 10'11")

Kitchen: 2.91m x 3.90m (9'6" x 12'10")

Living Room: 3.73m x 6.88m (12'3" x 22'7")

Conservatory: 1.52m x 4.16m (5' x 13'8")

Study: 2.31m x 3.08m (7'7" x 10'1")

Utility: 3.49m x 1.78m (11'5" x 5'10")

Bathroom: 2.47m x 1.74m (8'1" x 5'8")

Bedroom 4: 2.31m x 4.55m (7'7" x 14'11")

Workshop: 5.33m x 4.20m (17'6" x 13'9")

Storage: 2.42m x 4.04m (7'11" x 13'3")

Landing: 1.45m x 3.90m (4'9" x 12'10")

Shower Room: 2.18m x 1.74m (7'2" x 5'9")

Dressing Room: 2.18m x 2.06m (7'2" x 6'9")

Bedroom 1: 3.73m x 3.36m (12'3" x 12')

Bedroom 2: 3.73m x 3.66m (12'3" x 12')

Bedroom 3: 3.73m x 2.22m (12'3" x 7'4")

Store Room: 3.73m x 1.34m (12'3" x 4'5")

Storage: 1.98m x 2.50m (6'6" x 8'2")

WC: 0.99m x 1.43m (3'3" x 4'8")

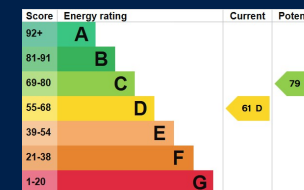
Single Garage: 5.47m x 2.76m (17'11" x 9'1")



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Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements