

The Old Vicarage

Station Road, Ashby-de-la-Zouch, LE65 2GL

John 
German





John German

The Old Vicarage

Station Road, Ashby-de-la-Zouch, LE65 2GL

£525,000

A Grade II listed High Victorian Gothic vicarage, designed by James Piers St Aubyn and recognised by Historic England as listed heritage. Rich in period detail, set in the heart of town near Bath Grounds, offering timeless elegance, modern comforts, and private south-facing gardens.

A house with a story to tell. Built around 1860, this remarkable Grade II listed vicarage is a celebration of High Victorian Gothic architecture - all dramatic rooflines, intricate polychrome brickwork and elegantly pointed arches. Designed by the noted Victorian architect James Piers St Aubyn, it carries the confident flourish of a bygone era. In more recent years, the grand vicarage has been thoughtfully reimagined, carefully divided into two distinctive homes around 2013, preserving its architectural soul while allowing it to adapt to modern living. And the setting is just as compelling. Positioned at the very heart of the town beside Our Lady of Lourdes Church, the Royal Hotel and the handsome Georgian row, Rawdon Terrace and sits only moments from the leafy calm of the Bath Grounds and the vibrant rhythm of town living.

As you approach the Old Vicarage, it lies partially hidden behind mature hedges and gardens. Then, as you turn the corner, it unfolds before you in all its glory. A grand, almost castle-like heavy arched doorway swings open to reveal the entrance lobby, leading seamlessly into the central dining room.

In the dining room you find soaring corniced ceilings and a beautiful Minton-tiled floor run underfoot, while a striking Gothic-arched fireplace forms a stunning focal point. Features that runs throughout home. A dramatic staircase rises gracefully from the room, with a half-landing that features a tall, south-facing picture window, flooding the space with natural sunlight and highlighting the home's timeless elegance.

The kitchen continues the sense of warmth and style, with mellow stripped floorboards underfoot and another feature Gothic-arched fireplace with a slate tile hearth. High ceilings, decorative cornice, and a picture window overlooking the breakfast patio creates a bright and inviting atmosphere. The refitted kitchen is fitted with shaker-style base and wall cabinets, complemented by elegant countertops, and incorporates a stainless steel bowl sink with a pillar mixer tap. Integrated appliances include a fridge, freezer, dishwasher, hob, and oven, while a central island with a breakfast bar provides seating for three-making it a perfect spot for casual dining and social gatherings.

The drawing room continues this sense of grandeur and comfort. Generously proportioned, it features a recessed multi-fuel log burner set on a raised hearth, mellow original floorboards, and a striking picture window with original wooden shutters framing views over the gardens. The southerly aspect ensures this space is always bathed in sunlight, making it bright, inviting, and perfect for both relaxing and entertaining.

Lastly on the ground floor leading off the inner lobby is a very useful guests cloakroom.

Upstairs

Ascend the graceful staircase to a generously proportioned landing, thoughtfully arranged as a versatile study area by the current owners. From here, three beautifully appointed bedrooms unfold: two magnificent king-size rooms, each enhanced by a striking feature fireplace, and a charming third bedroom. While perfectly capable of accommodating a single bed, the third room is ideally suited as a nursery, elegant home office, or a quiet retreat. The family bathroom is a sleek, contemporary sanctuary, featuring a luxurious bath with an overhead rainfall shower, a floating high-gloss vanity unit with a mixer tap and deep storage drawer, and a WC. Complementing this is a second, separately refitted WC with a washbasin, providing added convenience and practicality to this stylish upper floor.

Outside

The property is set behind a gated driveway, shared only with the neighbours in the other half of the building, Hastings House. A tarmac driveway provides ample parking at the front, with a convenient turning area. The mature, beautifully landscaped gardens face south and feature well-stocked mature planting offering great privacy, there is a flagstone seating terrace, and a tranquil pond. The courtyard to the right hand side of the building offers a private, discreet additional outdoor space, with a pedestrian gate providing direct access to the town.

The Old Vicarage is a home where timeless elegance, architectural detail, and a sense of sanctuary come together-offering an extraordinary lifestyle in a setting of enduring beauty.

Agents notes: There is a shared drive approach with shared responsibilities.

The property is Grade II listed.

The property is situated within a conservation area.

The boiler is only two years old, a top of the range Worcester Bosch. With an up-to-date service (March 2026) Certificate available.

The multi-fuel log burner in the drawing room has an up-to-date service (March 2026) Chimney swept. Certificate available (Hetas)

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

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

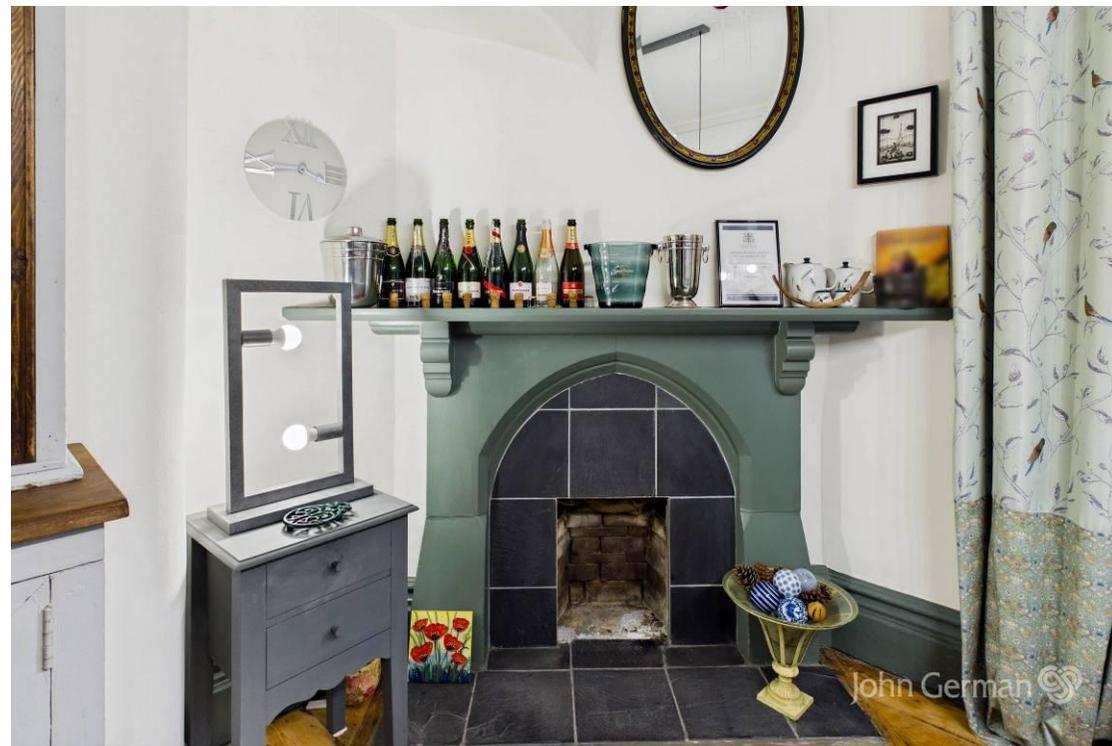
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

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

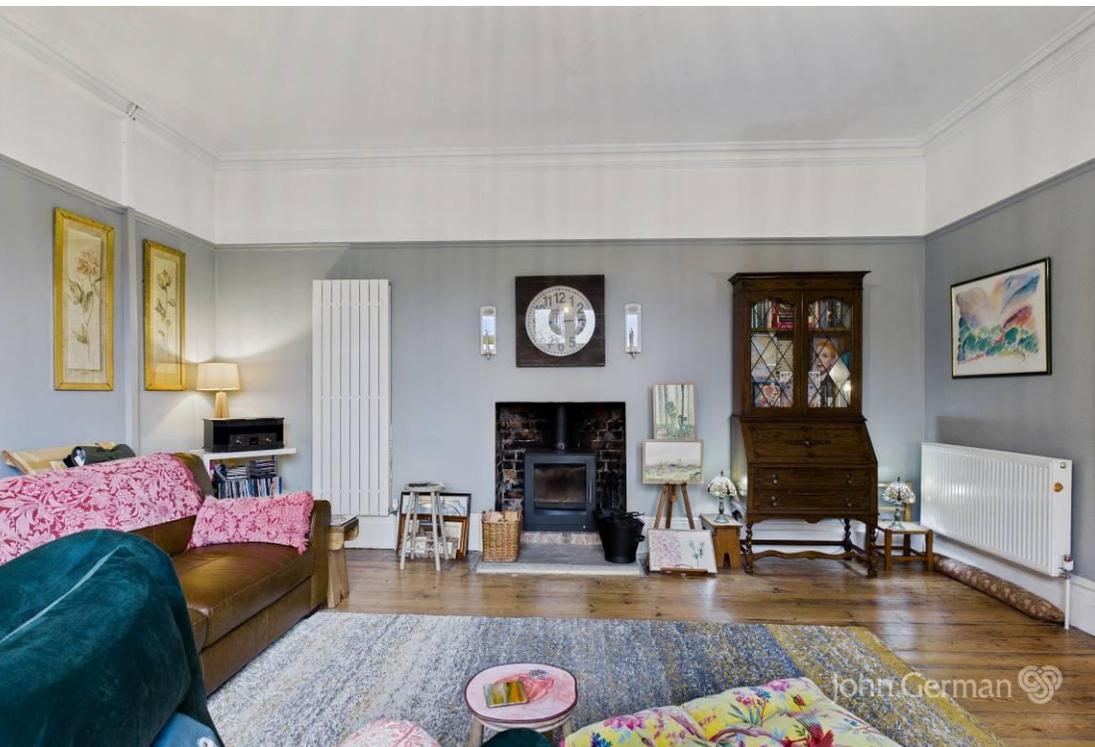
Our Ref: JGA/16032026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



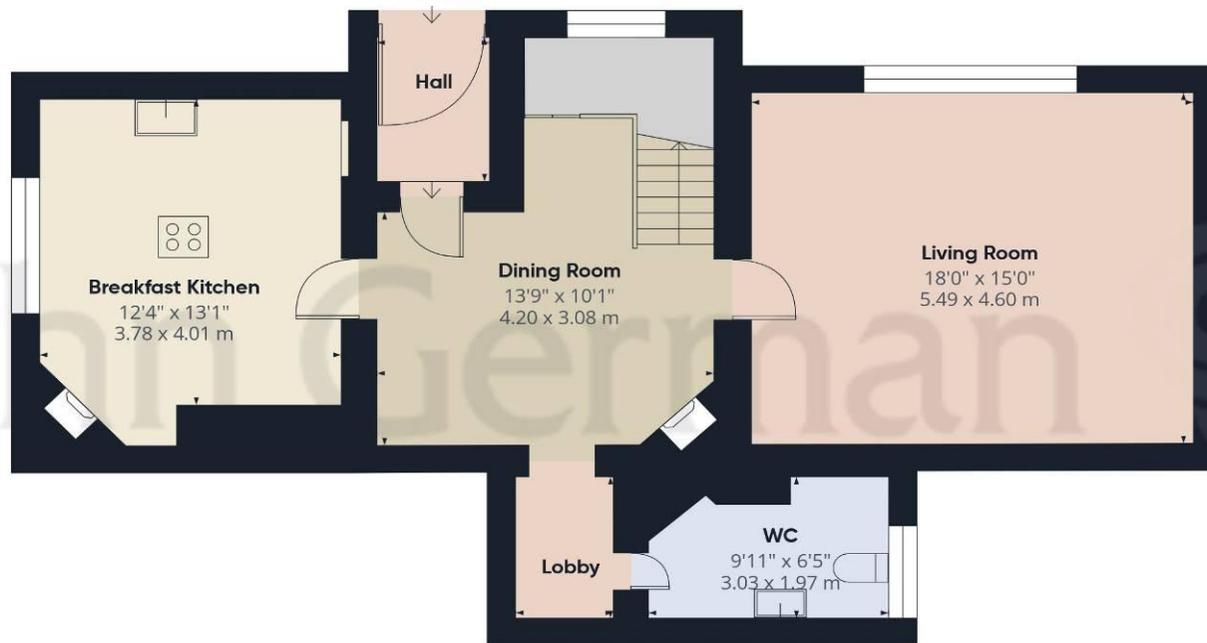




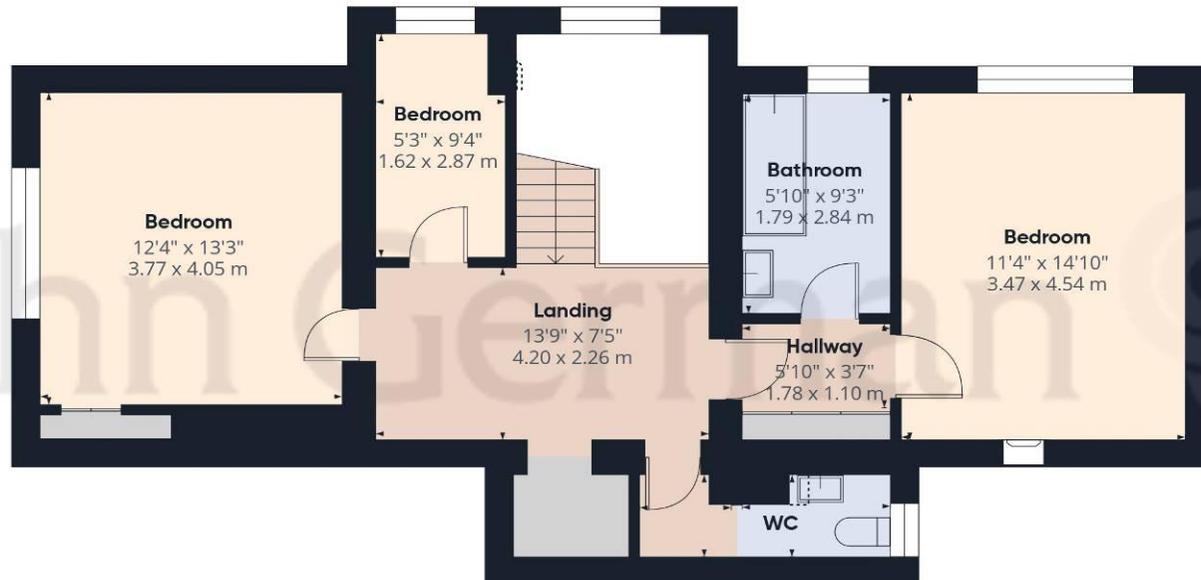


John German 





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1388 ft²

128.9 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

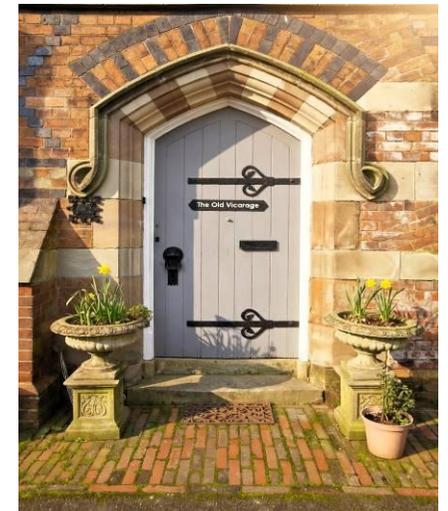
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



