



Off Road
Parking



MOVING made
CHEAPER
SALES AND RENTALS

Heygate House, Main Street

Woodhouse Eaves, Loughborough, LE12
8RZ

Offers In Excess Of £800,000

- FOUR DOUBLE BEDROOMS
- MASTER EN SUITE AND DRESSING ROOM
- FOUR RECEPTION ROOMS
- CONSERVATORY
- KITCHEN + UTILITY ROOM
- LARGE MATURE GARDEN
- BLOCK PAVED DRIVEWAY
- SEPARATE SELF-CONTAINED ANNEX



Originally forming part of the Beaumanor Estate, Heygate House is a MAGNIFICENT FOUR BEDROOM FAMILY HOME, with a SEPARATE SELF-CONTAINED ANNEX, situated in the sought after village of Woodhouse Eaves. The property has been lovingly maintained and benefits from character and original features, whilst also boasting energy savings technologies, such as a RAINWATER STORE and SOLAR PANELS. In brief there are FOUR RECEPTION ROOMS, conservatory, kitchen, utility room, DOWNSTAIRS W.C. and hallway downstairs, and four bedrooms, ENSUITE AND DRESSING ROOM TO MASTER and bathroom upstairs. With a LARGE, MATURE GARDEN to rear and driveway providing off road parking to the front, this really must be viewed to be appreciated.

ENTRANCE HALL

10' 9" x 10' 1" (3.28m x 3.07m) Door into entrance hall with window to front elevation and doors leading to day room, dining room and downstairs W.C.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C. and wash hand basin, heated towel rail, built in storage cupboards, access to loft space and window to side elevation.

DAY ROOM

13' 10" x 10' 0" (4.22m x 3.05m) Large bay window to front elevation, door into drawing room and double doors into conservatory.

CONSERVATORY

14' 5" x 10' 6" (4.39m x 3.2m) With double doors to rear elevation leading out into the rear garden.

DRAWING ROOM

24' 0" x 18' 0" (7.32m x 5.49m) Two large picture windows to side elevation, with shutters, ornate coving and ceiling rose, Italian marble fireplace with log burning stove and door into dining room.

DINING ROOM

20' 0" max. x 19' 0" (6.1m x 5.79m) Window to front elevation, oak staircase leading off to first floor, under-stairs storage cupboards, additional built in cupboard, fireplace with log burning stove and doors in to kitchen and study.

STUDY

10' 7" x 8' 2" (3.23m x 2.49m) Windows to rear and side elevations, and radiator.

KITCHEN

17' 2" x 9' 0" (5.23m x 2.74m) Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, Aga, built in ceramic hob, integrated double oven, space for fridge freezer, under-counter space and plumbing for dishwasher and door into utility room.

UTILITY ROOM

9' 1" x 6' 1" (2.77m x 1.85m) Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer, space and plumbing for washing machine, under-counter space for tumble dryer, wall-

mounted boiler, tiled flooring, window to front elevation and door to side elevation leading outside.

LANDING

Giving access to the guest suite, comprising bedroom and bathroom, and with further stairs to main landing.

GUEST SUITE

BEDROOM

15' 7" x 9' 6" (4.75m x 2.9m) Window to side elevation, radiator and built in storage cupboards.

BATHROOM

9' 0" x 7' 2" (2.74m x 2.18m) Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and Jacuzzi bath with shower screen and shower over, radiator, built in storage cupboard and window to side elevation.

LANDING

With access to loft (loft hatch and ladder operated by button on the wall), built in storage cupboards and doors to three bedrooms.

MASTER BEDROOM

20' 1" x 14' 0" (6.12m x 4.27m) Two large windows to side elevation, built in storage cupboard/wardrobe, dressing room and door to en suite bathroom.

DRESSING ROOM

Fitted with shelves and hanging rails.

EN SUITE BATHROOM

15' 3" x 7' 8" max. (4.65m x 2.34m) Fitted with a suite comprising two W.C.s, two wash hand basins, bidet, shower cubicle and Jacuzzi bath with shower attachment, and window to front elevation.







BEDROOM

12' 0" max. x 11' 0" (3.66m x 3.35m) Window to front elevation.

BEDROOM

11' 1" x 7' 4" (3.38m x 2.24m) Window to front elevation.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking (marked by the two dry stone walls). To the rear of the property is a large, established garden with paved patio seating area, steps leading down to a landscaped garden with substantial lawn, raised flower beds, pond, mature plants, shrubs and hedges, gravelled area, all enclosed by hedges.

SELF-CONTAINED ANNEX

ENTRANCE HALL

With stairs leading off to first floor, wall-mounted boiler, tiled flooring, radiator, doors to downstairs W.C. and ground floor studio, and external door to rear elevation.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising low level W.C. and wash hand basin, plumbing for washing machine, radiator and tiled flooring.

STUDIO

16' 9" x 16' 4" (5.11m x 4.98m) Windows to front and side elevations and two radiators.

LANDING

With door into self-contained one bedroom flat.

OPEN PLAN LIVING KITCHEN

LIVING AREA

12' 2" x 8' 1" max. (3.71m x 2.46m) L-shaped room with window and radiator, open to kitchen area.

KITCHEN AREA

10' 9" x 8' 1" max. (3.28m x 2.46m) Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, integrated single oven, built in electric hob, under-counter space for fridge and window.

BEDROOM

9' 8" x 9' 8" (2.95m x 2.95m) Window and radiator.

BATHROOM

Fitted with a three piece suite comprising bath, close coupled W.C. and pedestal wash hand basin, and window.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

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