



THE LONG HOUSE

33, HIGH STREET, BARROW UPON SOAR, LE12 8PY

PRICE £575,000

ANDREW GRANGER & CO

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A MOST APPEALING, INDIVIDUALLY STYLED FOUR DOUBLE BEDROOM DETACHED HOUSE OFFERING CAREFULLY RESTORED & THOUGHTFULLY ENLARGED ACCOMMODATION & LOCATED WITHIN THE CENTRE OF BARROW UPON SOAR A unique opportunity to purchase a most distinctive FOUR BEDROOM, THREE RECEPTION ROOM detached family house built circa 1740 with a more recently added two storey extension which provides deceptively spacious and extremely well maintained accommodation with gas fired central heating and burglar alarm system and occupies a prime setting within the heart of this sought after and thriving village some four miles outside Loughborough. ***FIRST TIME ADVERTISED IN OVER 40 YEARS***.

Internally the property retains many original characteristics and in brief the accommodation may be described as: Entrance hall, Dining room 16'0 x 12'0 with access to the cellar, elegant, split level Sitting room 25'0 x 14'0 overall, Study, Cloakroom with W.C, Breakfast Kitchen and Conservatory. Landing, Main Bedroom 17'3 x 12'0, three further double Bedrooms, Jack & Jill Shower room and family Bathroom. Large double garage and additional car parking. VIEWING HIGHLY RECOMMENDED & NO UPWARD CHAIN INVOLVED.



PLANNING PERMISSION has also been granted for the erection of a two bedroom dwelling at the entrance to the site which could readily form ancillary accommodation for elderly dependents, teenagers or an ideal work from home base.

ABOUT THE AREA

The property occupies a well established and convenient position within the centre of this much favoured and highly regarded village some four miles outside Loughborough which provides wide ranging day to day amenities including local shops with Co-operative convenience store, all grades of schooling, Parish, Methodist and Baptist Churches, Boots the chemist, opticians, doctors and dental practices, a number of traditional public houses and take away outlets. Within walking distance, excellent transport links include frequent bus services and East Midlands train services to Loughborough, Leicester and London, St Pancras.

In addition there are excellent commuter routes to Loughborough, Leicester and Nottingham and further road links to the A46 Western Bypass, M1 Motorway at junctions 21a, 23 and 24, Fosse Park and Thurmaston Shopping Centres and the East Midlands Airport at Castle Donington.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via the A6 Leicester Road continuing into the bypass and taking the first exit towards Barrow upon Soar. On entering the village turn left at the roundabout into High Street where the property is then situated on the left hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

RECESSED STORM PORCH

ENTRANCE HALL 12'6" x 8'6" (3.83m x 2.6m)

Beamed ceiling, built in shelved storage cupboards, sash window to the

rear elevation, quarry tiled floor, double radiator and staircase to the first floor.

DINING ROOM 16'0" x 12'0" (4.9m x 3.67m)

Plus secondary glazed bay window to the front elevation, beamed ceiling, period fireplace with antique pine surround, solid wood floor, double radiator. Access to the cellar which is lined with Georgian bricks, Mountsorrel granite and features a slate salting slab.

INNER LOBBY

Built in store cupboard and bookshelves.

SPLIT LEVEL SITTING ROOM 25'0" x 14'0" narrowing to 10'6" (7.63m x 4.27m narrowing to 3.21m)

Plus secondary glazed bay window to the side elevation, beamed ceiling, feature exposed Victorian brick fireplace with fitted gas stove, solid wood floor with central step, sealed unit double glazed windows to the front and side elevations, two double radiators.

STUDY 10'9" x 8'3" (3.3m x 2.53m)

Solid wood floor, sealed unit double glazed windows to the front and side elevations, double radiator and interconnecting door to the:

CLOAKROOM OFF

Two piece suite comprising low level W.C. and wash hand basin having tiled splash back, sealed unit double glazed window to the side elevation, exposed stonework, tiled floor, radiator.

BREAKFAST KITCHEN 11'9" x 11'9" (3.6m x 3.6m)

Stainless steel single drainer sink unit with mixer tap, range of Shaker style cream fronted wall and floor cupboards with solid wood work surfaces and tiled splash backs, tall broom/store cupboard, Smeg stainless steel integrated oven and four ring gas hob unit, stainless steel splash back and extractor hood over, beamed ceiling, plumbing for an automatic washing machine and dish washer, sealed unit double glazed window to the front elevation, quarry tiled floor, double radiator and exposed brickwork with pair of multi paned doors to the:

CONSERVATORY 15'6" x 10'9" (4.73m x 3.3m)

Upvc double glazed throughout with pair of double glazed French doors to the courtyard style side garden, tiled floor, double radiator.

FIRST FLOOR

LANDING

Built in shelved storage cupboard, upvc double glazed windows to the rear elevation, two radiators.

INNER LANDING

Access trap to the roof space and Velux window to the rear elevation.

BEDROOM ONE 17'3" x 12'0" overall (5.27m x 3.68m overall)

Exposed brickwork, deep built in double wardrobe with hanging space and further eaves storage space, solid wood floor, sealed unit double glazed window to the front elevation, Velux windows, double radiator.

BEDROOM TWO 13'9" x 10'6" (4.2m x 3.22m)

;Exposed brickwork to chimney breast, built in wardrobe with hanging space, sash window to the side elevation, double radiator.

BEDROOM THREE 13'3" x 10'0" (4.05m x 3.05m)

Exposed brick fireplace, deep built in store/wardrobe, sealed unit double glazed window to the front elevation, double radiator and interconnecting door to the:





JACK & JILL SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle with Mira shower unit, wash hand basin having cupboards under and low level W.C, half tiled walls, extractor fan, shaver point, Velux window to the front elevation, tiled floor, radiator.

BEDROOM FOUR 12'6" x 12'3" (3.83m x 3.75m)

Upvc double glazed window to the side elevation, access trap to the roof space, double radiator.

BATHROOM

Four piece suite in white comprising cast iron bath, tiled shower cubicle with Mira shower unit, wash hand basin having cupboards under and low level W.C, complimentary tiled splash backs, cupboard housing Vaillant combination gas fired boiler, sealed unit double glazed window to the front elevation, ladder style heated towel rail.

OUTSIDE

Low maintenance garden area with turning space at the entrance to the property and a tarmac driveway with adjacent well stocked shrubbery/herbaceous border leads to car parking at the rear of the property. Detached double brick garage 21'0" x 19'6" comprising two sets of up and over doors, personal door to the courtyard garden, concrete floor lighting and power.

Neatly arranged forecourt garden behind brick retaining wall and block paved car standing area.

Fully enclosed and walled courtyard style rear garden having patio and seating areas and a variety of shrubs.

NB: The driveway is owned by The Long House with Rights of Access to the two detached dwellings known as 2 & 3 Long Close.

E P C

Rating: 'D'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.





SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

PLANNING NOTE

Planning consent was granted by Charnwood Borough Council in July 2019 for the erection of a two bedroom dwelling at the entrance to the site (Planning Reference P/1970808/2).





First Floor

Floor Area (Gross Internal) 83.0 sq. m. (893 sq. ft.) approx

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Ground Floor

Floor Area (Gross Internal) 101.0 sq. m. (1,087 sq. ft.) approx

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