



High Street
Kegworth



High Street

Kegworth

- A beautifully refurbished Georgian property
- Simple conversion into an exceptional family home
- 7200 sq ft of period accommodation
- Separate three bedroom cottage
- Private plot of 0.8 of an acre with walled gardens
- Eleven en-suite bedrooms
- Planning granted for a garden pavilion
- Excellent transport links with easy access to the M1
- EPC Rating D

General Description

A beautiful period home currently set up as a Boutique Hotel and wedding venue, 42 High Street in Kegworth is nestled in the conservation area of the historic village of Kegworth, conveniently positioned centrally in the country and with excellent transport links via East Midlands and Birmingham International airports and the extensive motorway network. A magnificent late Georgian facade and wrought iron electric gates front a stunning plot with walled private gardens, a large driveway and separate three bedroom cottage currently used as staff accommodation with annexe potential.

The property has undergone an extensive refurbishment and renovation under the current owners' stewardship to an excellent standard throughout. With ease and the addition of a residential kitchen the property would become a magnificent and private family home with a separate annexed cottage should the new buyers wish.

Laid across three floors with the addition of tanked and operational cellars below, expect to find over 7000 sq ft of internal accommodation all refitted to a superb standard throughout and boasting a wealth of beautifully restored character features to include the original oak stair case, flagstone floors and intricate plaster work. In brief and in current form there are 11 double bedrooms that all benefit en-suite facilities (a number have been completely refitted over the past 12 months). There are three main reception areas to include a working bar and newly constructed 40' long function room with direct garden access. There is a large commercial kitchen area and newly refurbished guest toilets.





For a purchaser interested in the residential potential of the property, there is excellent scope to create a stunning contemporary family kitchen space in the function room and a snug in the commercial kitchen. With relative ease and minimal changes the property would become a superb and versatile period home with separate annex accommodation.

The grounds are accessible via wrought iron electric gates, with a large driveway and garage/store. Behind the drive are beautiful walled gardens laid mainly to lawn with a substantial 'hidden garden' behind and accessed through a beautiful archway.

The property represents a real opportunity to acquire Georgian period bricks and mortar with a multitude of different used in the picturesque and historic centre of the village of Kegworth.

Viewing strictly by appointment only via sole selling agent, Alexanders of Loughborough (01509) 861222.

Distances

Loughborough 6 miles, Derby 13 miles, Nottingham 12 miles, Leicester 20 miles, Birmingham 41 miles, Loughborough Endowed Schools 8 miles, Trent College 8 miles, Repton School 16 miles, Ratcliffe College 18 miles, East Midlands Airport 3 miles, Birmingham Airport 38 miles (all distances are approximate).

Tenure

Freehold.

Local Authority

North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

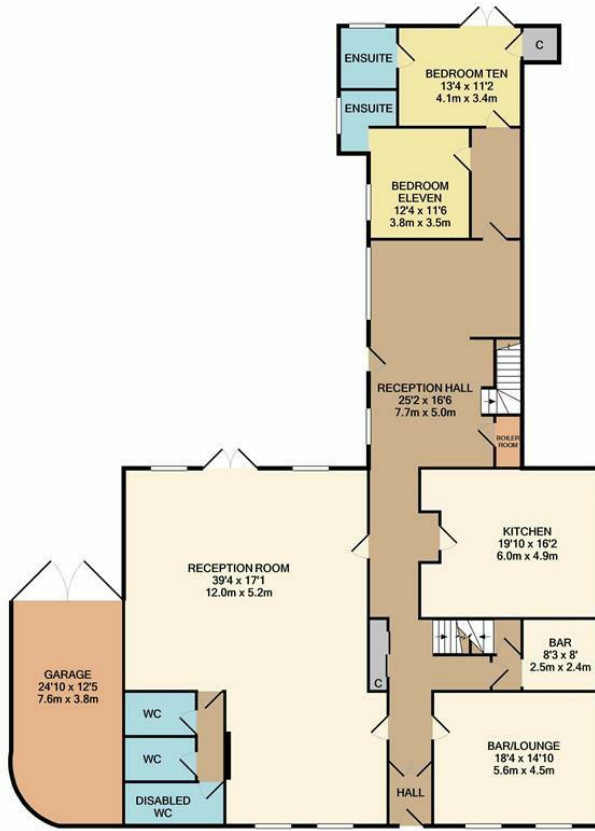
General Note

The plans within these particulars are based on Ordnance Survey data and are provided for reference only. These plans are believed to be correct but accuracy is not guaranteed purchasers shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors nor the vendors' agents will be responsible for defining the boundaries or the ownership thereof.





BASEMENT LEVEL
APPROX. FLOOR
AREA 164 SQ. FT.
(15.15 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 3485 SQ. FT.
(321.590 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 2295 SQ. FT.
(212.750 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 1875 SQ. FT.
(171.850 SQ. M.)

TOTAL APPROX. FLOOR AREA 7186 SQ. FT. (667.6 SQ. M.)
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 ©2020



Viewing by appointment only

Alexanders

The Gate House, Churchgate
Loughborough
Leicestershire, LE11 1UE

Telephone Sales: 01509 861222
Email: lbrsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

