



Marlpit Farm, Thurlaston Lane  
Earl Shilton, Leicestershire LE9 7EF





## Attractive village farmhouse.

**GENERAL** This attractive farmhouse sits on the edge of the village and enjoys far reaching countryside views. The property has considerable accommodation arranged over three floors. Briefly comprising superb living kitchen, two large reception rooms, cloakroom and cellar, to the first floor is a family bathroom, four large bedrooms with the master having a magnificent en-suite, and a fifth bedroom or studio to the second floor. A particular feature are the lovely gardens which are well maintained and there is a large workshop and stables. A viewing is highly recommended to appreciate the size of this fabulous home.

**ENTRANCE PORCH** Open entrance porch with glazed sides, tiled floor, hardwood front entrance door with glazed panel to the entrance hall.

**ENTRANCE HALL** With staircase rising to the first floor, ceiling coving, recess under stairs, small window to rear and two radiators.

**CLOAKROOM** 7'11 x 6'7 (2.41m x 2.01m) A large fitted cloakroom (former bathroom) with obscure glazed window, low flush w.c., pedestal wash basin, tiled splashback, glass shelf, ladder style heated towel rail/radiator, tall towel unit, built in storage cupboard, and shoe storage cupboard.

**DINING ROOM** 12'2 max x 14'0 (3.71m max x 4.27m) With original open fireplace (suitable for burning wood or coal) of cast iron with tiled inserts and oak mantel over, bow window



to the front elevation which enjoys an open aspect over fields beyond, original stripped and waxed flooring, fitted bookcase in alcove, and radiator.

**LOUNGE** 11'11 x 15'5 (3.63m x 4.70m) With original fireplace of cast iron and marble surround with marl hearth, fitted living flame effect gas fire, ceiling coving and ornamental cornice, telephone point, radiator, television cupboard in alcove.

**INNER HALL** 10'10 x 7'6 (3.30m x 2.29m) Providing access from the entrance hall through to the kitchen and utility room, and having Karndean flooring, fitted antique oak plate rack and antique laundry drying rack.

**UTILITY ROOM** 10'11 x 7'6 (3.33m x 2.29m) With fitted base units having working surfaces over, matching wall units, wall mounted Worcester combi gas fired boiler for central heating and hot water supplies, Marley tiled flooring, integrally built fridge, Tricity Bendix washing machine, window to the rear elevation.

**FITTED DINING KITCHEN** 19'0 x 11'4 (5.79m x 3.45m) With excellent range of fitted base and wall units with wine racks, oiled working surfaces over and inset double white ceramic sink with mixer taps, matching island unit with integral wine rack and pull out vegetable baskets, double American style fridge freezer with ice maker, plumbing for dishwasher, Leisure gas hob and three electric ovens beneath, brushed stainless steel chimney style extractor hood over, fitted utensil rack, Karndean flooring, windows to two sides, and door off leading down to the cellar.

**FAMILY ROOM** 13'1 x 9'6 (3.99m x 2.90m) Open plan to the kitchen, and having Karndean flooring, chimney breast with fitted multi fuel stove and fitted bookcase.

## CELLAR

**STAIRCASE AND LANDING** The original staircase leads up from the entrance hall to the first floor landing with window to the rear and two radiators.

**BEDROOM THREE** 14'4 x 12'0 (4.37m x 3.66m) With twin windows to the side enjoying open views over fields, original fireplace (now ornamental), built in cupboard, antique wardrobes available if required, telephone point, radiator and ceiling coving.

**GUEST SUITE** Comprising

**DOUBLE GUEST BEDROOM** 14'2 x 12'4 (4.32m x 3.76m) With windows to the front and side elevations, original open fireplace (now ornamental), radiator and through to the

**EN SUITE** 10'11 x 11'9 (3.33m x 3.58m) With twin windows to the front, original fireplace (now ornamental), low flush w.c., pedestal wash basin, p-shaped bath with mixer taps and shower fitting over and glazed curved shower screen, half tiling around sanitaryware, vinyl floor covering, radiator.

**FAMILY BATHROOM** 12'0 x 11'0 (3.66m x 3.35m) With windows to the side and rear, white enamel bath with panelling to three sides, twin his and hers pedestal wash basins with large plate mirror over, low flush w.c., bidet, corner shower cubicle, ladder style chrome heated towel rail, tall storage unit, vinyl floor covering, radiator.

**MASTER BEDROOM** 18'7 x 10'6 (5.66m x 3.20m) With three windows giving a light and airy room, radiator, and TV aerial point.

**BEDROOM FOUR** 14'4 max x 10'5 (4.37m max x 3.18m) With window to the side and radiator.

**STAIRCASE** A further staircase leads up to the

**STUDIO OR STUDY** 13'11 x 11'8 (4.24m x 3.56m) A flexible room with two Velux windows, loft storage access.

**OUTSIDE** The property lies side on to the road, and there are double metal gates to the front leading to a very long sweeping tarmac surfaced driveway providing multi car standing space.

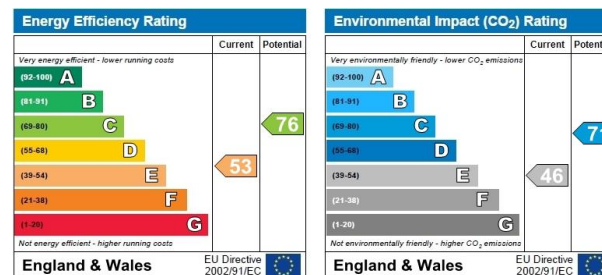
**GAZEBO** To the side of the house is a partly enclosed gazebo providing a wonderful outdoor entertaining space (table and chairs can be provided) with power and lighting, timber decked flooring.

To the side of the gazebo is a pathway leading to the rear of the house and the bin store and woodshed, and has exterior lighting.

**GARDENS** Gardens are a particularly good size and are laid out with extensive lawns, raised beds for vegetables, greenhouse with water supply, enclosed aviary, free standing bar area with stools for entertaining, There are well cultivated borders with a wealth of old roses, shrubs, flowers and trees.

The driveway continues to the stables and barn.

**STABLES** Twin stables built of brick with Brazilian hardwood fronts and having cold water supply and piggeries. Draft ec 5774

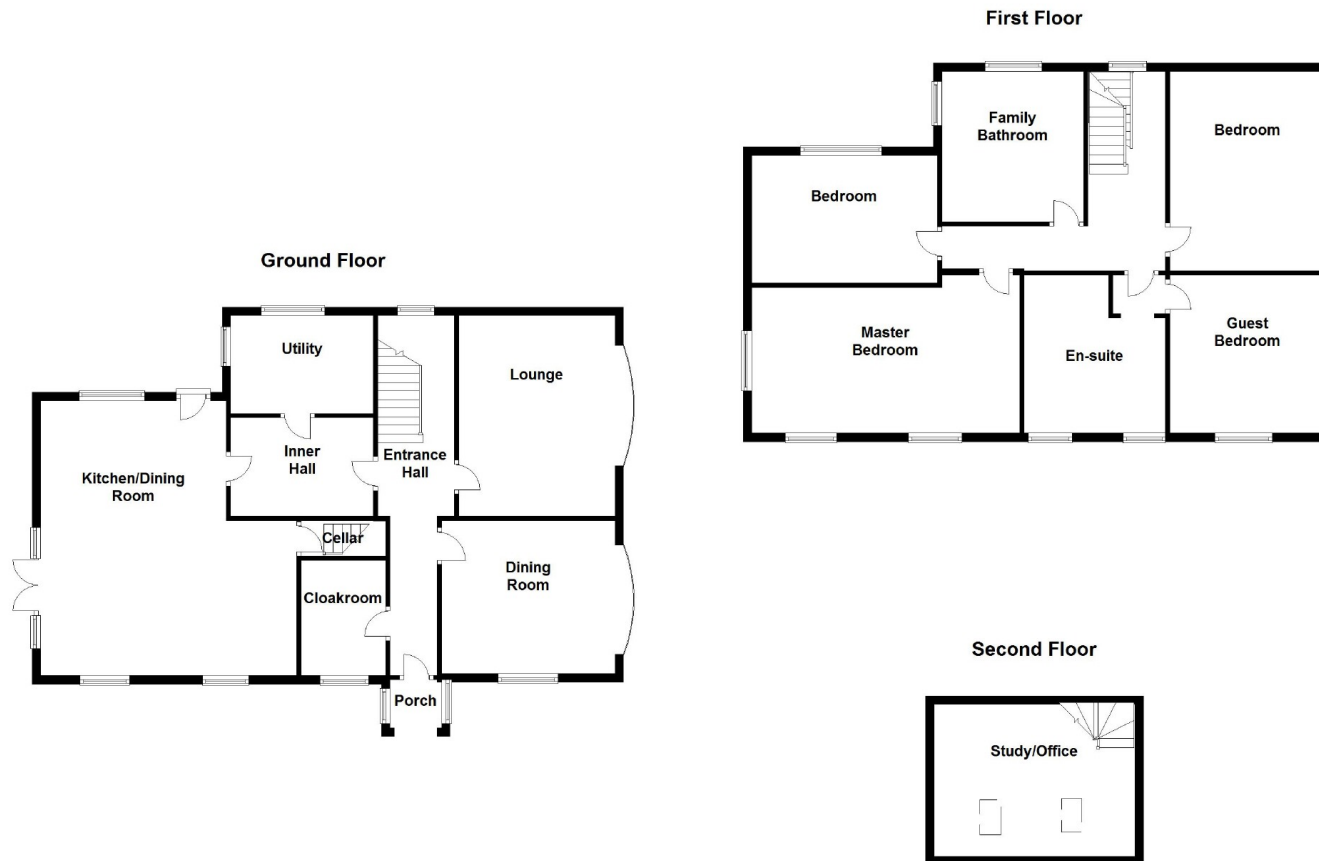












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