



Extensive Charnwood Forest home in a 6 acre plot

Heatherfields, Priory Lane, Ulverscroft, Markfield, Leicestershire

Freehold



Highly desirable residential location • Enjoying an elevated position with stunning views • Dating back to 1935 with many period features retained • Set within 6 acres of grounds and woodland

Location

Ulverscroft forms the Heart of Charnwood Forest, with some of the counties most expensive and stylish properties. The area is renowned for its outstanding beauty, local attractions including Old John, Bradgate Park (the former home of Lady Jane Grey), The Beacon and The Outwoods. Other attractions include the local reservoirs at Cropston and Swithland, with golf at Rothley and The Beacon. The area is particularly well placed for fast access into Leicester (9.8 miles) and the Endowed Schools at Loughborough (6.4 miles), whilst junction 22 of the M1 motorway is 2.7 miles away at Markfield.

Directions

Turning off the M1 at junction 22, head east on the A50. After 400m take the exit towards Shepshed/B591. After 200m turn right onto Whitwick Road and then right onto Priory Lane. After approx. 2 miles the house can be found on your right hand side, being the last property on Priory Lane when approached from the west.

Description

Heatherfields has remained in the ownership of the same

family for some 45 years and has been meticulously improved and maintained as a family home for the duration of their occupation. Dating back to 1935, the property was built using reclaimed Tudor bricks and beams from Beaudesert Hall in Staffordshire which was almost entirely demolished in the same year and was previously owned by the well known Padget family, also of Nanpantan Hall.

Set back from Priory Lane in an elevated position, Heatherfields stands commandingly in its mature six acre plot which is filled with an array of bluebells, snowdrops and daffodils in addition to well established oak and beech trees, providing a safe haven for the local wildlife and a delightful space to enjoy year round. All bound by secure fencing and stone walling with an in and out driveway.

Accommodation

The property is arranged over two storeys and extends to over 3300sq.ft of principal accommodation with the ground floor comprising; bright entrance hall with oak flooring and cloakroom / WC off.





Attractive dual aspect drawing room with exposed beams, oak wood strip flooring, built-in alcove storage cupboard, pleasant views over the rear garden and an Inglenook fireplace with log burner, tiled hearth, hand thrown brick surround and an oak mantel. Dining room to the rear aspect, accessible via both the entrance hall and kitchen.

Open plan kitchen lounge diner with the kitchen area incorporating a range of cream base and full height units, a central chefs island and granite work surfaces. The kitchen enjoys a double fronted aspect with views over the front garden and is fitted with a range of appliances to include a Neff double oven, a 4 ring induction hob with extractor above, Smeg fryer, an integrated fridge and a dishwasher. The living area leading off from the kitchen diner offers a charming, casual seating area, displaying the original, fully operational servants call, a corner mounted log burner and a door out to the rear garden. Utility room and conservatory are accessed via the living area which in turn lead on to an external tool store and gardeners WC.

First Floor

Stairs ascend from the entrance hall to the first floor landing, off which sit four bedrooms and two large reception rooms.

The principal bedroom spans the full depth of the property, holding a four piece en suite bathroom alongside a walk-in wardrobe and two built-in wardrobes. Sliding doors from the principal bedroom open up to a balcony seating area, taking full advantage of the views over the garden and woodland. Bedrooms 2, 3 and 4 all benefit built-in wardrobes, wash hand basins and use of the family bathroom which is fitted with a pedestal sink, chrome heated towel radiator, low level WC, a corner bath and separate shower cubicle.

The two first floor reception rooms were previously 4 bedrooms and a sitting room and therefore would easily convert back into additional bedrooms should an incoming buyer wish to do so. The first floor dual aspect sitting room displays vaulted ceilings and a superb picture window, offering far reaching views over Charnwood Forest and toward the Beacon. Steps lead down from the sitting room into an impressive, spacious living room with oak flooring and a set of sliding doors leading out to a raised decking platform and on to the garden.

Outside

By far one of the most appealing aspects of Heatherfields are the gardens and grounds, set in a six acre plot, the property enjoys a mixed setting of rolling lawns, wildflower





areas, mature trees and strategically planted bulbs and shrubbery.

The front of the property is predominantly laid to lawn with a copse of small trees, whilst the rear offers split level grounds with former kitchen gardens, a greenhouse and feature pond.

Adjacent to the property is the old stable block, measuring 45ft x 11ft, presenting an ideal opportunity for a sizeable, detached annexe or home office amongst many other potential uses, subject to the necessary planning consents and is already fitted with power, lighting and water.

An in and out driveway with electric gates leads to the front of the property where there are two double garages, both having electrically operated entry doors with one being integral to the house and the other accessible via a passageway that leads from the front to the rear of the property. Off the second double garage is a useful workshop which can also be accessed directly from the front aspect.

To the east of the plot there is a detached building with a high pitched roof, incorporating a triple garage with mains water, electric roller shutter doors and a sizable adjoining billiards room. This building, similar to the old stable block presents ample opportunity for other uses, subject to the necessary planning consents.

General Information

Tenure Freehold

Services Mains electricity and water are understood to be connected to the property. Oil fired central heating and private drainage.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.



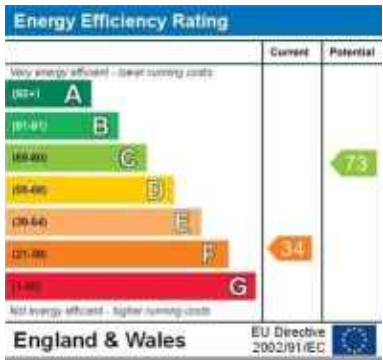


Approximate Area = 310.1 sq m / 3338 sq ft (Excluding Void)
Attached Garages = 63.5 sq m / 683 sq ft
Detached Garage = 44.5 sq m / 479 sq ft
Outbuildings = 88.2 sq m / 949 sq ft
Total = 506.3 sq m / 5449 sq ft
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