



# A characterful 6 bedroom farmhouse

**The Ibert, 78 Church Lane, Long Clawson, Leicestershire**

Freehold





Highly desirable village location • Accommodation arranged over three storeys • Boasting in excess of 4000sqft of accommodation Six generous double bedrooms, two bathrooms • Stunning oak framed sitting room • Attractive views over the church to the front aspect • Rear garden backing onto open fields • Gated off street parking and three garages

### Location

Long Clawson is a highly sought after village set in the renowned area of the Vale of Belvoir with excellent access to a wide range of regional centres via the A46, just 8 miles away. Grantham train station is 15 miles from the property, providing regular rail access to London in approximately 63 minutes. The village itself has a good choice of local amenities including doctor's surgery, village shop, delicatessen, butchers, a popular village pub and primary school.

### Description

The lbert enjoys an enviable position with delightful views over the grounds of St. Remigius church to the front, in addition to an open field aspect to the rear. A very generous family home, immaculately maintained throughout, retaining an array of period features and is arranged over three storeys, approaching 4000sq ft of accommodation, with the addition of detached office space above the double garage.

### Ground Floor

A stone and oak built enclosed porch to the front aspect leads into the entrance hall and onto the generous ground floor accommodation which comprises;

A charming, dual aspect drawing room to the front elevation featuring a focal point open fire with timber surround and mantle, original picture rails and an attractive view over the church grounds.

Opposite the drawing room there is a double aspect dining room, displaying original exposed beams and a delightful inglenook fireplace with an inset open fire and a solid oak beam above. There is a small room directly off the dining room which could be used as a study.

The attractive kitchen diner is accessible off the hallway and incorporates solid oak base and wall units with corian work surfaces, a chefs island and a useful pantry off. Appliances within the kitchen include a Rangemaster oven with a 5 burner gas hob and extractor above, an integrated Neff dishwasher and space for a free standing fridge freezer. A utility room neighbours the kitchen and provides further base and wall storage, a secondary sink, space and plumbing for additional appliances and a door out to the side of the property.







Opposite the utility room there is a ground floor shower room and a separate WC.

Arched oak double doors lead from the hallway into the stunning, dual aspect sitting room, a later addition constructed with an oak frame, most of which is left exposed, with a vaulted ceiling, three sets of French doors out to the terrace and a central, brick built fire place with an inset log burner.

### First Floor

Stairs ascend from the entrance hall to the first floor landing and onto the bedroom accommodation at this level. To the east elevation there is a versatile arrangement comprising of; a recently upgraded bathroom, fitted with a pedestal hand wash basin, a fitted bath with shower over, a bidet, a low level WC and a heated towel rail. Leading on from the bathroom there is currently a generous double bedroom, however this room could be used as a dressing room as there is a further double bedroom accessed directly off, enjoying a triple aspect with a vaulted ceiling and French doors leading out to a marvellous roof terrace, also accessible via the external staircase from the garden. This bathroom, bedroom / dressing room and double bedroom could easily become the principal suite with only a few minor alterations, should a prospective buyer wish to do so.

There are two additional, generous, dual aspect bedrooms at first floor level, one to the front of the property and one to the rear, as well as a second bathroom.

### Second Floor

Holding an attractive, dual aspect double bedroom with an array of exposed beams off the landing to the left hand side and a small dressing area off to the right which leads down to a second double bedroom via a set of timber steps.

### Outside

Shared access off Church Lane leads on to the private, gated drive of The Ibert, providing ample off street parking, in addition to a tandem double garage as well as a separate, traditional double garage which benefits a room above with power and lighting, an ideal space for a home office.

The delightful rear garden enjoys a south aspect with open field views and a choice of seating areas. There is a raised terrace directly off the sitting room, a lower patio seating area and a timber summer house with its own veranda, internal power, lighting and electric heating.

To the east boundary there are a selection of fruit trees and a small vegetable garden, whilst the opposite boundary holds a mature leylandii hedge, with the remainder of the garden laid to lawn

### General Information

**Tenure** Freehold

**Services** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

**Viewing** Strictly by appointment with Savills.







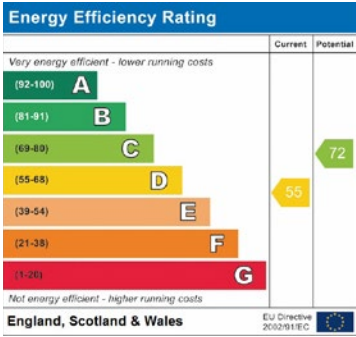




Church Lane, Melton Mowbray  
Main House gross internal area = 3,877 sq ft / 360 sq m  
Garages gross internal area = 716 sq ft / 67 sq m  
Summer House gross internal area = 136 sq ft / 13 sq m  
Annexe gross internal area = 235 sq ft / 22 sq m  
Balcony external area = 236 sq ft / 22 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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