



REZIDE
GROUP



BARROW ROAD, LOUGHBOROUGH
GUIDE PRICE £750,000





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Take a once in a life time opportunity to buy a 'one of a kind property' in the heart of the beautiful Leicestershire countryside. Manor Farm is an impressive, detached, 5 bedroom spacious family home set in its own grounds with magnificent views.



Full Description

MANOR FARM "Picturesque Views" Take a once in a life time opportunity to buy a 'one of a kind property' in the heart of the beautiful Leicestershire countryside. Manor Farm is an impressive, detached, 5 bedroom spacious family home set in its own grounds with magnificent views. It provides flexible accommodation to suit modern family living whilst retaining the original characterful features of a period property. It is already a desirable residence and offers even more scope and potential to make it the ideal forever home. **GROUND FLOOR** Featuring a downstairs double bedroom, with walk in shower and it's own sitting room with French doors out onto the garden space. This annexe could be an extra bedroom, a play room, an office 'room with a view' or a guest suite for visitors. The kitchen has plentiful storage space, a breakfast bar and leads into a spacious laundry room, with access to the courtyard seating area. Adjoining the kitchen is the "Snug" a good size family room with a brick built feature fireplace with wood burner for cosy winter evenings. A short corridor (with room for a desk and bookcase) leads through to the splendid, dual aspect sitting room with its unique feature fire place. This room leads on to the Orangery, a great addition to the already





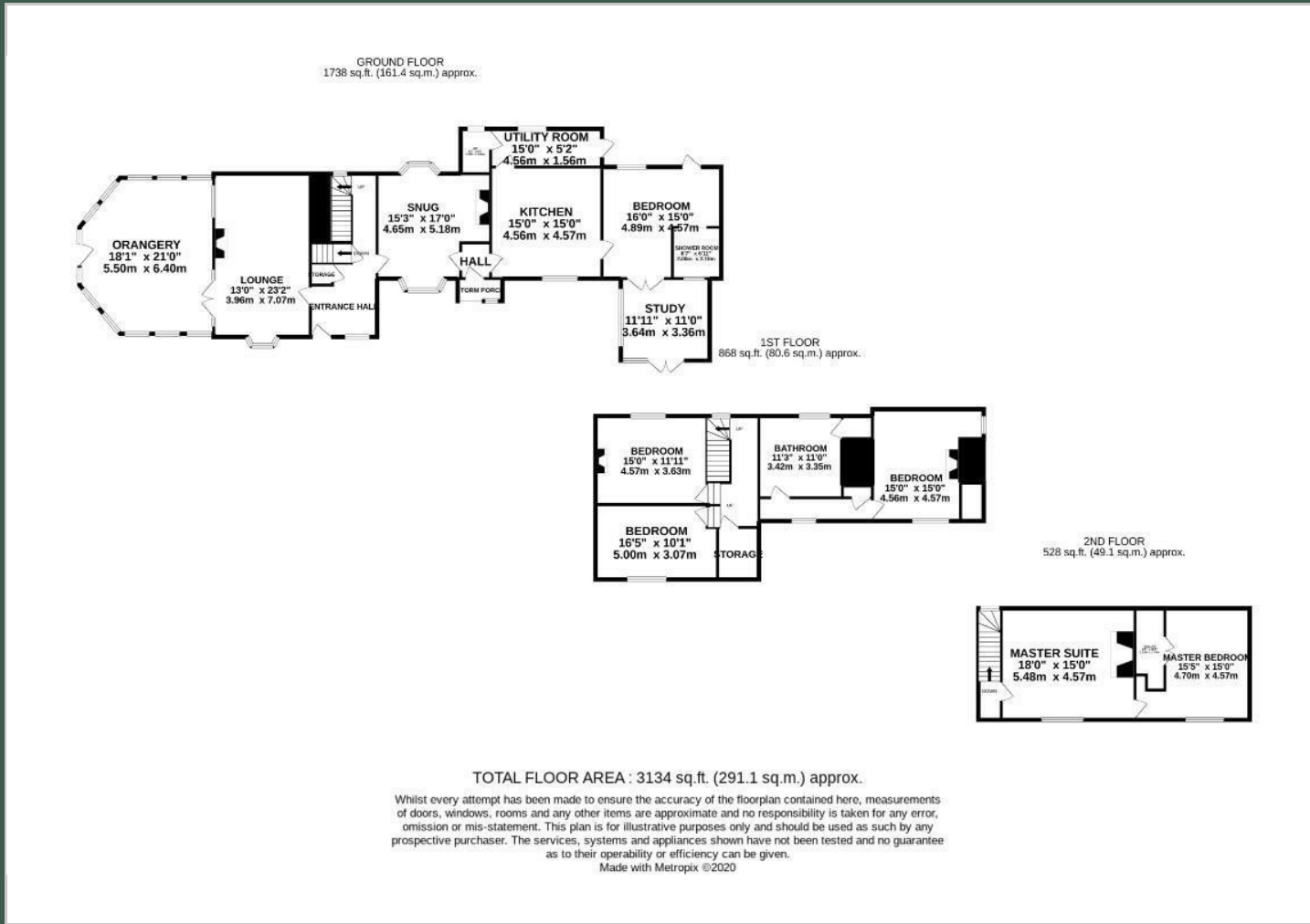
spacious ground floor accommodation, currently featuring a relaxation area with sofas, a space for dining and for games and with the added bonus of panoramic country views. **FIRST FLOOR** Four well proportioned double bedrooms with original feature fireplaces may be found on this floor. The bedrooms have free standing or fitted wardrobes and are all capable of holding a double or king sized bed. The bedroom at the end of the hallway is a generous size and has plenty of fitted storage as well as magnificent views over the rear plot. This floor also has a good sized family bathroom which is light and airy with its very own feature fireplace. It currently has a P shaped bath with shower over, a low level WC and wash basin with vanity unit below. It has the scope and space to accommodate a separate shower cubicle or walk in shower if desired. **SECOND FLOOR** The Master suite: A magnificent and unique suite of rooms including a very spacious sitting room, double bedroom and an ensuite. Stunning views over the countryside make this a very exceptional place to rest and relax. **GROUND** Manor Farm has a fabulous setting in a private plot mainly laid to lawn and with a sizeable gravel driveway with the space to park several cars as well as a motor home or caravan if desired. There is a car port and a brick built detached garage along with an impressive timber built structure which are ideal

to use for family parties and barbeques. The garden borders open fields and gives a superb view of the rolling countryside beyond. Most of the rooms within Manor Farm share this aspect making it a wonderful home to 'escape to the Country' **SITUATION** Burton on the Wolds is a small village in the North West of Leicestershire, England situated on the B676 road 3 miles (4.8 km) west of the A46 and about the same distance to the east of Loughborough. The parish is bordered on the west by the River Soar and the City of Leicester lies to the South. The village has its own primary school (OFSTED rated Outstanding), shop (in the garage) and public house 'The Greyhound'. The village hall may be hired for private functions, provides many village activities and is even suitable for business meetings. With the country walks and cycle routes around the village and it's famous Lion's Head fountain it is a charming place to live and enjoy life.

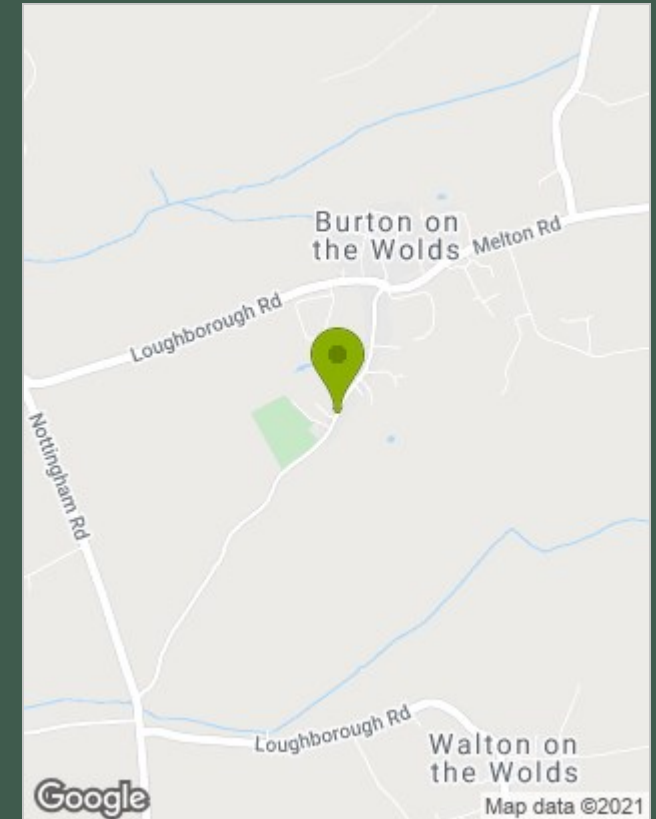




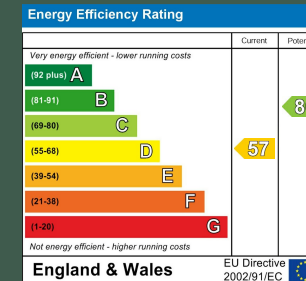
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Rezone Group Office on 01509 274474 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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