



GUIDE PRICE £625,000
FAR STREET, WYMESWOLD, LOUGHBOROUGH



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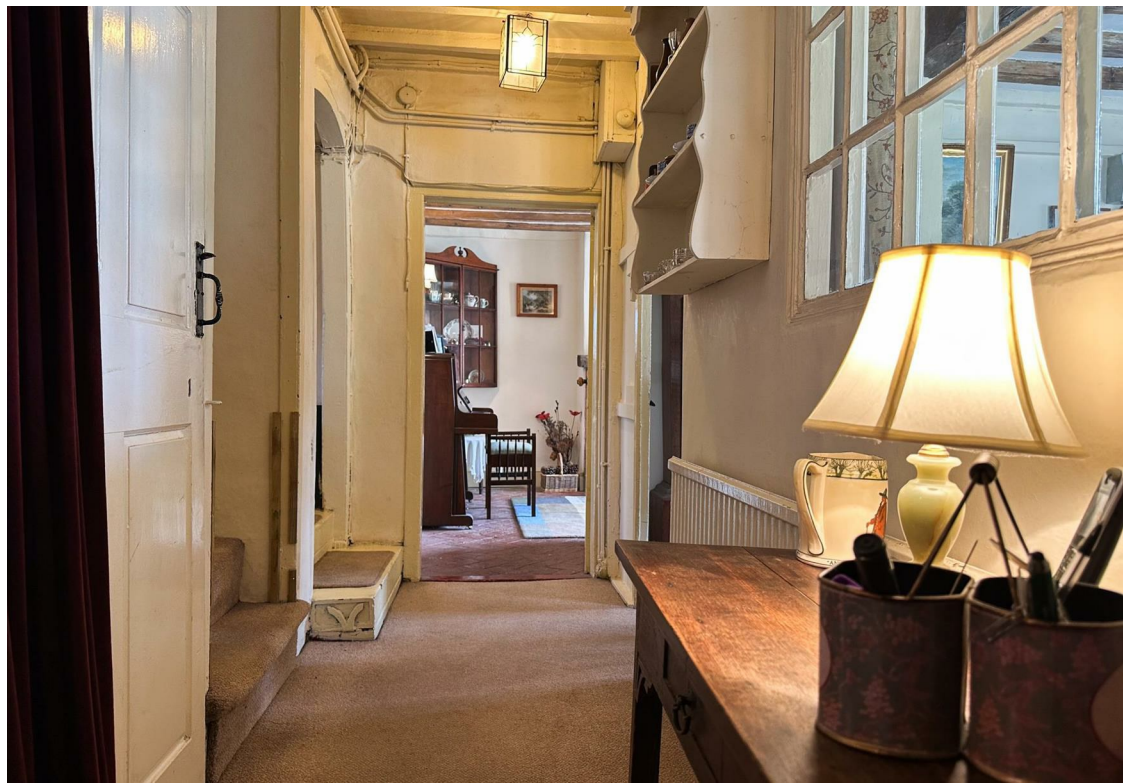


Welcome to 'Lindum House,' a property of national historic importance, boasting Georgian Grade II listing and offering excellent family accommodation spread over four floors. Situated on an impressive plot measuring approximately 0.19 of an acre, this home exudes character and individuality on a grand scale, nestled in a favoured village location with superb communication links. This is an exceptional period residence with a wealth of history, it has been a much loved family home for two generations and is now ready to welcome its new custodians.



Steeped in tradition, 'Lindum House' has been lovingly maintained to preserve its historical charm. The oil-powered Aga serves as the cooking and hot water facility, complemented by a separate boiler in the garage for heating and immersion for water when the Aga is not in use. Throughout the home, beamed ceilings, stripped back to bare wood, add a wealth of character to the many rooms, creating an ambiance of timeless elegance.

Upon entry, the dining room welcomes you with its inglenook fireplace, quarry tiled floor, and replacement traditional hardwood sash windows, enhancing the feeling of space with a ceiling height of 2.36m. The inner hallway leads to the sitting room, featuring a feature open fire with exposed brick surround and a reclaimed







timber mantelpiece. Brick flooring in a herringbone pattern adds to the room's charm, while steps lead up to the rear lobby with access to the snug, complete with its own wood burner and beamed ceiling.

The kitchen is a bright and airy space, illuminated by two side elevation windows and twin roof lights, boasting a vaulted ceiling with exposed purlins. The aga takes centre stage, flanked by individual cupboards providing comprehensive storage.

A bay window with garden views adorns the boot room, while the utility room offers practical amenities including plumbing for a washing machine, space for a freezer, and a shower







cubicle with a separate WC.

The remarkable cellar features a vaulted ceiling and flagstone floor, previously used as an office space, offering versatile options for future use. The garage, accessed from the inner hallway, provides off-road parking for two vehicles and could be adapted for extra accommodation, following the sensitivities of the listed consent.

Outside, the rear garden delights with its lawn section, brick outbuilding for storage, pond, potting shed, wood store, and award-winning blackberries. Vegetable beds and a fenced-off chicken area



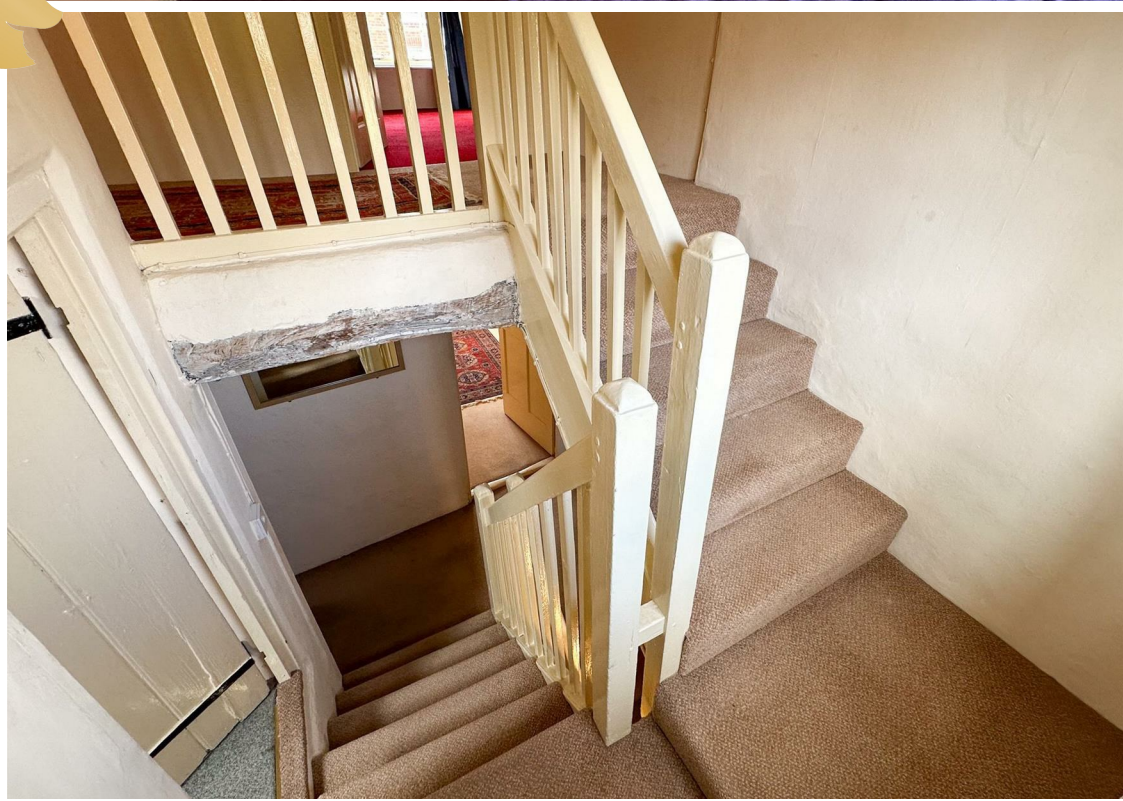


add to the garden's charm, with woven fencing providing additional privacy and screening.

The first floor hosts two double bedrooms and a principle bathroom, with the main bedroom boasting a wondrous ceiling that reflects the property's rich history. The third bedroom, effectively off a half landing, leads to the top floor, featuring two impressive doubles.

In essence, 'Lindum House' offers a rare opportunity to own a piece of national history, with every corner exuding charm, character, and a sense of timeless elegance.





















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PLOT PLAN FOR GUIDANCE ONLY

Lindum House, Wymeswold

