

# Holdings

A Modern Estate Agent



## 109 Leicester Road

Quorn, Loughborough, LE12 8BA

Offers over £800,000



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Situated in the charming village of Quorn, Leicestershire this serviced accommodation stands out in a sought-after location. The property has been thoughtfully designed and elegantly presented, blending timeless charm with contemporary style.

For the fiscal years, the property generated a 10% yield to investment annually, with a consistent occupancy rate of around 65%.

One of Charnwood's leading large properties in the Holiday Let market it boasts an average nightly rate of £300-£350 with weekends fully booked all year and yielding £475-£575 per night.

With a great reputation for delivering luxury staycations, this property offers an excellent return on investment for the discerning buyer.

### Guest reviews

"Beautiful home that's perfect for a group. Plenty of indoor and outdoor space to enjoy. It has a large kitchen/dining area, a lovely back yard, and comfy bedrooms. A walk to the village of Quorn where you'll find nice restaurants, pubs, a great market and other conveniences. This house had everything we needed for a wonderful stay." Susan, Newport, Rhode Island

"We had an incredible stay at the Quorn Farmhouse. The house is palatial and has every accessibility. The gardens are gorgeous, and we felt that we were living in an English picture-perfect film. Our host was extremely attentive prior to and during our stay. We only wish we spent more time in the house but our travels kept us out many hours a day! We will be back!" Sarah, New York

### Area Description:

Welcome to the Quorn Farmhouse, a guest favorite on both Air BnB and Booking.com. Nestled on the outskirts of the pretty village of Quorn, this popular home stay sits on a generous plot surrounded by beautifully landscaped gardens and trees.

Adjacent to Stonehurst farm, it serves as an excellent base for guests exploring the Charnwood area of Leicestershire.

The residence can accommodate up to fourteen guests in five spacious, elegantly designed double or twin bedrooms, three bathrooms, two living areas, and a traditional kitchen.

With countryside walks and popular dining options just a short walk away, the house is perfect for hosting birthday weekends, family trips,

or short stays for friends who wish to gather in central England for a short break.

### Property Description

Comfort meets character in this delightful setting. Upon entering the property, you are greeted by a welcoming porch, which leads through a traditional entrance door into a light and airy reception hall.

This area features a convenient cloakroom with a modern W/C, providing an ideal spot for guests and a stairwell providing access to first floor accommodation.

The heart of the home is undoubtedly the stylish lounge, which boasts a cosy log-burning stove, perfect for creating a warm and inviting atmosphere during those winter evenings. Adjacent to the lounge is open to a versatile secondary reception area, which features doors that open onto the beautifully landscaped garden, seamlessly blending indoor and outdoor living.

At the core of this residence, you will find a stunning farmhouse-style living kitchen that embodies both functionality and charm. The kitchen is equipped with ample storage, modern appliances, and plenty of

counter space, making it an ideal area for gatherings and culinary adventures. A separate ground floor bedroom provides additional accommodation options and features its own private access to the rear garden, ideal for guests. Completing the ground floor is a well-appointed utility room, adding practicality to everyday living.

Ascending to the first floor, you will discover a spacious landing that leads to two generously sized double bedrooms. One of these bedrooms benefits from an en-suite bathroom, ensuring a private retreat for its occupants. The additional family bathroom is tastefully designed, offering a relaxing space for unwinding after a long day.

A unique lobby area leads to two larger bedrooms with a window to front elevation, thoughtfully sectioned off by a secondary lobby space, providing both privacy and functionality. The master bedroom is a true highlight, featuring picturesque open countryside views from its front elevation. This tranquil space comes complete with an en-suite bathroom, which includes a luxurious bath with a shower overhead, a low flush W/C, and a stylish wash hand basin.

Outside, the property is complemented by a convenient driveway that

leads to a garage, offering ample parking space for multiple vehicles. There is also side gated access to the rear garden, enhancing the property's appeal. The south-facing rear garden is a landscaped haven, providing a private sanctuary that is perfect for enjoying all seasons. Whether you're hosting barbecues, gardening, or simply soaking up the sun, this outdoor space is sure to become a cherished part of your home.

For those who love the outdoors, an array of scenic walks await you from the doorstep, allowing you to immerse yourself in the natural beauty of the area. The vibrant villages of Quorn and Mountsorrel, are a short 10-minute stroll away, offering a delightful selection of restaurants, cozy coffee shops, and characterful pubs, making it a perfect spot to meet friends and enjoy the local culture.

In addition to the village's charm, you'll find Bradgate Park, the Great Central Railway, and the historic cities of Leicester, Nottingham and Derby all within easy reach. This property is more than just a home; it's a perfect retreat that combines comfort, style, and the allure of adventure, making it an exceptional choice for those seeking a harmonious blend of rural living and vibrant community life.

### Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment

or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



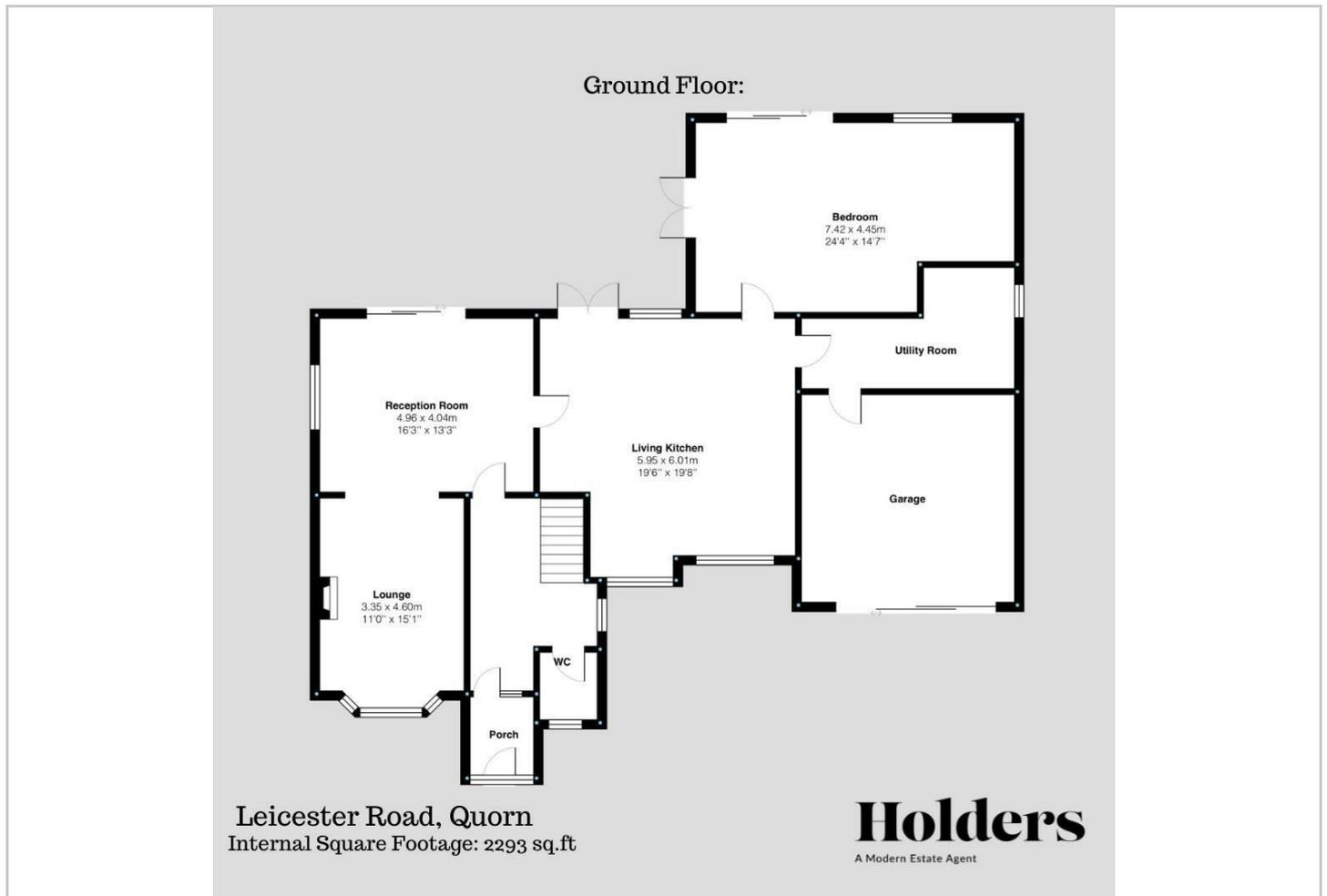
## Hybrid Map



## Terrain Map



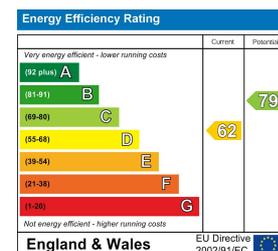
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.