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4 Home Farm Close, Woodhouse, LE12 8UD

£545,000

An exceptional and highly versatile barn conversion in the sought-after village of Woodhouse, offering generous living accommodation alongside a substantial detached outbuilding ideal for annexe use, guest space or home working. Set within the heart of Charnwood Forest, the property enjoys access to outstanding countryside, well-regarded schooling and excellent transport links, combining refined rural living with everyday convenience. NO UPWARD CHAIN.

Summary

An exceptional residence of notable scale and versatility, discreetly positioned within a quiet private road in one of Charnwood Forest's most desirable villages. This is a home that combines generous, well-considered accommodation with the rare advantage of a substantial detached outbuilding, offering flexibility that will appeal to discerning buyers seeking space for modern family life, multi-generational living or a refined work-from-home environment.

The ground floor unfolds is centred around a welcoming entrance hall that leads to a beautifully proportioned lounge, perfectly suited for both relaxed evenings and formal entertaining. To the rear, the dining room enjoys an elegant bay-style feature, drawing in natural light and creating a sophisticated setting for hosting.

The kitchen occupies a central position within the home and is complemented by a separate utility room, providing a level of practicality and access onto the rear garden.

A well-sized ground floor bedroom offers further flexibility, whether utilised for guests, independent living or a dedicated office complete with an en-suite shower room. A fitted four piece family bathroom completes this level.

The first floor is arranged to provide a sense of privacy and retreat, with a generous principal bedroom enhanced by extensive eaves storage, combining character with practicality. From here the bedroom has open views to the side elevation.

A defining feature of the property is the detached outbuilding, which elevates the offering considerably. Designed with versatility in mind, it incorporates a substantial double garage alongside a separate study, an additional bedroom, and an ensuite - lending itself effortlessly to use as a self-contained annexe, luxurious guest accommodation or a professional workspace, subject to the necessary permissions.

Nestled on the edge of the Charnwood Forest, the village is renowned for its unspoilt character, rolling countryside and strong sense of community. Residents enjoy immediate access to an array of scenic walks and bridleways, including those around Beacon Hill and Bradgate Park, making it ideal for those who value outdoor living. The area is also well served by highly regarded schooling, as well as benefitting from a selection of charming local pubs, village amenities and nearby golf courses. Loughborough provides a broader range of shopping, dining and leisure facilities, along with mainline rail links to London St Pancras, while the wider road network ensures convenient access to Leicester, Nottingham and the M1.

Altogether, this is a distinguished home that offers not only generous and flexible accommodation, but also tranquillity and connectivity in one of Leicestershire's most sought-after locations.

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.

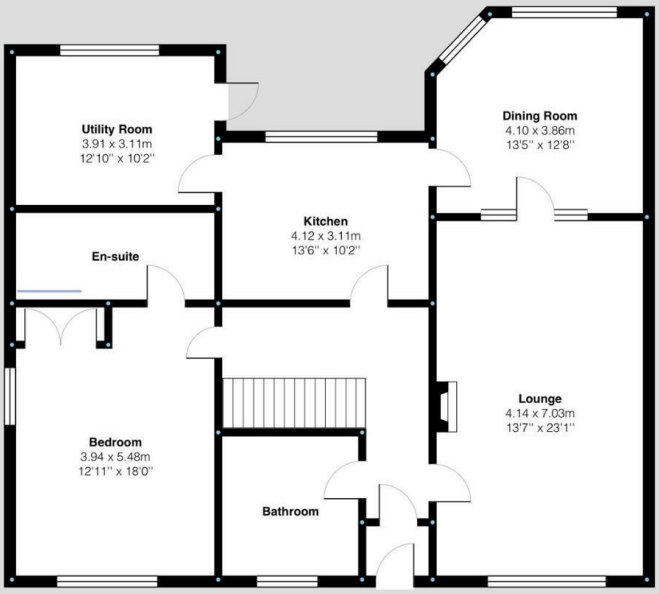
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



Home Farm Close, Woodhouse
Internal Square Footage: Approx 985 sq.ft

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First Floor:



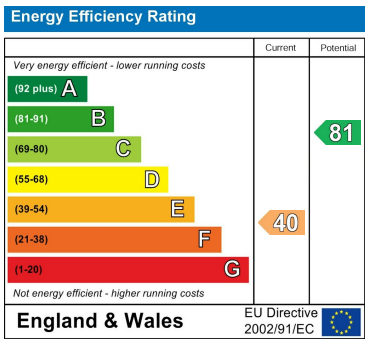
Home Farm Close, Woodhouse
Internal Square Footage: Approx 171 sq.ft

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Area Map



Energy Efficiency Graph



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