

Gladstone House

Farnham Street | | Quorn | LE12 8DR

Guide price £485,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

Gladstone House

Farnham Street |

Quorn | LE12 8DR

Guide price £485,000

An exceptional and very special Victorian Villa, truly one of a kind, situated at the heart of this most popular and vibrant village. Offering an outstanding blend of original character features with modern convenience and open plan entertaining spaces, this immaculately presented property would suit those looking for a unique character home within walking distance to numerous amenities and the picturesque Springfield Lake at the end of the cul de sac. The accommodation features an impressive entrance hall with Minton tiled flooring, two principal reception rooms with working and regularly swept feature fireplaces and Sash windows, with a splendid open plan DeVol fitted kitchen and family area. There is a utility and ground floor w/c, whilst the first floor gives way to three bedrooms and a stunning bathroom with showpiece freestanding bath. The traditional English country cottage garden offers ample space for entertaining. An internal inspection of this wonderful property is highly recommended to truly appreciate.

- Unique Victorian Villa
- Superbly Presented Throughout
- An Abundance of Character
- Deceptively Proportioned
- DeVol Fitted Kitchen
- Family Area & Utility W/c
- Two Principal Receptions
- Impressive Entrance Hall
- Three Good Size Bedrooms
- Luxury Bathroom







'An Exceptional & Unique Home'











Entrance Hall
An impressive entrance hallway, featuring an original Minton tiled floor, coving, cornice and dado rail with a carved timber spindle and handrail staircase rising to the first floor. There is an access door to the cellar, with useful pantry with shelving, plus a newly built solid wood open cupboard for ample storage.

Lounge
Having Sash windows to the front and side, this light and airy room has a working, regularly swept feature open fireplace, ceiling rose, coving and picture rail and feature exposed timber flooring.

Dining Room
A lovely room, currently used as a comfortable sitting room, with perhaps a more traditional use as a formal dining room, there is a working, regularly swept feature open fireplace and a Sash window to the rear overlooking the garden.

Kitchen
Featuring a stunning hand made kitchen by locally renowned DeVol, complemented by both a granite worktop and solid timber top incorporating a Belfast sink. There is an integrated dishwasher, space for range cooker and fridge/freezer, with a range of storage and a window to the side. The kitchen flows seamlessly into the family area.

Family Area
A cleverly extended space to the kitchen, making this an ideal everyday living/dining and entertaining space, with three Velux windows and French Doors to the garden.

Utility Room
Comprising a substantial and recently fitted unit as a superb shelved storage solution and space for washing machine and tumble dryer with a door to the garden and access to -

W/c
Fitted with a two piece suite comprising low level flush w/c and wash hand basin.

Cellar
With stairs from the entrance hall, a useful workshop space or excellent storage which has fitted shelving and lighting.

First Floor Landing
A spacious landing with access to -













Bedroom 1
A generous size room with Sash window to the rear, feature ornate fireplace and ample space for bed and bedroom furniture.

Bedroom 2
A lovely room with windows to the front and side, with a built in floor to ceiling wardrobe and an ample space for bed and bedroom furniture.

Bedroom 3
A single bedroom with window to the front and a built in wardrobe.

Bathroom
A feature, luxury bathroom with a real feeling of character and attractive low level mood lighting. With an improved and re-modelled suite comprising freestanding roll top bath with wall mounted modern recessed tap, separate walk-in shower cubicle with wall mounted mixer shower, illuminated display niche, wall mounted vanity wash hand basin unit and a low level push button flush w/c.

Outside
The property sits in an elevated position, with a side gate to the rear garden. The rear of the property is an oasis, with an original Victorian wall to one side and recently installed fencing to the other, a patio area, outside lighting, tap, steps to a lawn with mature surrounding borders of shrubs plants and trees. There is also a second patio to the rear of the garden with space for two sheds or potential installation of a summer house. There is plentiful unrestricted public on street parking to the front of the property.

The Area
The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters. At the end of Farnham Street is the picturesque Springfield Lake, with its wildfowl and attractive walks.

Extra Information

• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.





'Situated in a Central Village Position'



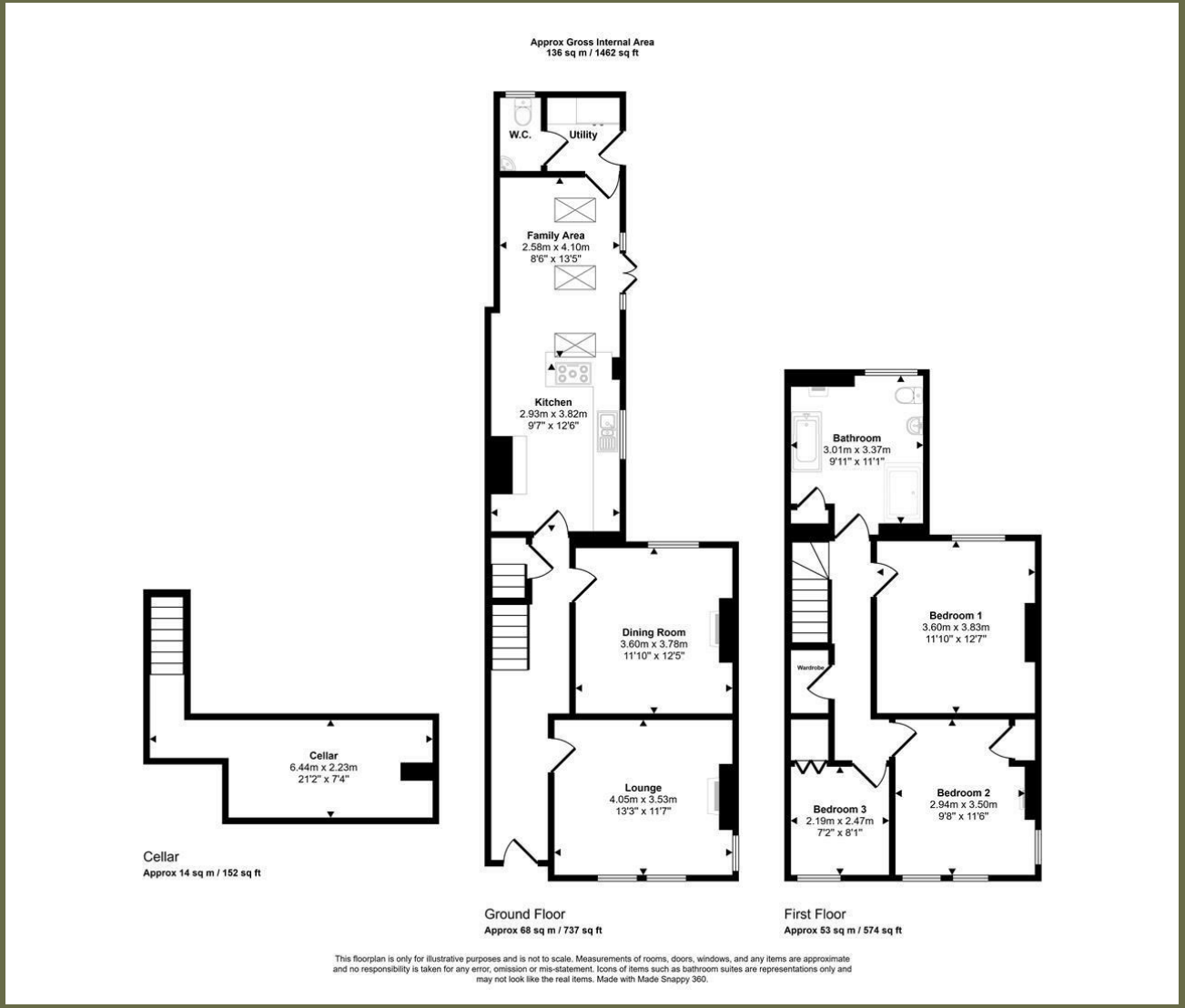


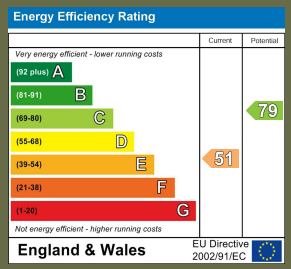












16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk