



The Stables

Bramcote Road | Loughborough | LE11 2SA

Asking price £550,000



**RICHARD
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ESTATE AGENTS & VALUERS

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A unique opportunity to acquire this substantial and spacious Barn Conversion on the Forest Side, set within the grounds of an impressive former farmhouse and associated buildings, converted to an exacting specification and design in the mid 1990's. Occupying a delightful position on the edge of Pygnut Spinney and open countryside, the property offers deceptively spacious accommodation. With a feature large living room and magnificent open plan living/dining kitchen with French doors out onto a decking Veranda over babbling Brook, making this a wonderful Summertime entertaining area. There are four large bedrooms, family bathroom and ensuite. Outside, the property has an enclosed low maintenance garden, double garage and driveway.

Substantial Barn Conversion

Forest Side Location

Sought After Position

Single Storey Accommodation

Large Living Room

Impressive Accommodation

Adjacent to Open Countryside

A Rare Opportunity

Four Large Bedrooms

Modern Living/Dining Kitchen

Entrance Hall

A spacious and impressive hallway with windows to the garden.

Lounge

A feature to the property, with high level ceilings, feature log burner and exposed brickwork.

Living/Dining Kitchen

An impressive and spacious kitchen, ideal for family living and entertaining, with a vast array of re-fitted luxury units and appliances, island unit and French doors to the decking veranda over the babbling brook, making this a wonderful Summertime entertaining area.



"An Impressive Barn Conversion"



Utility

Fitted with a range of units.

W/c

A spacious guest cloakroom with low level flush w/c and wash hand basin.

Bedroom 1

A spacious main bedroom with high level ceilings and window overlooking the garden.

En-Suite

With a low level flush w/c, wash hand basin and shower cubicle.

Bedroom 2

A generously proportioned double bedroom.

Bedroom 3

A spacious bedroom with ample room for bed and furniture.

Bedroom 4

A spacious bedroom with ample room for bed and furniture.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath.

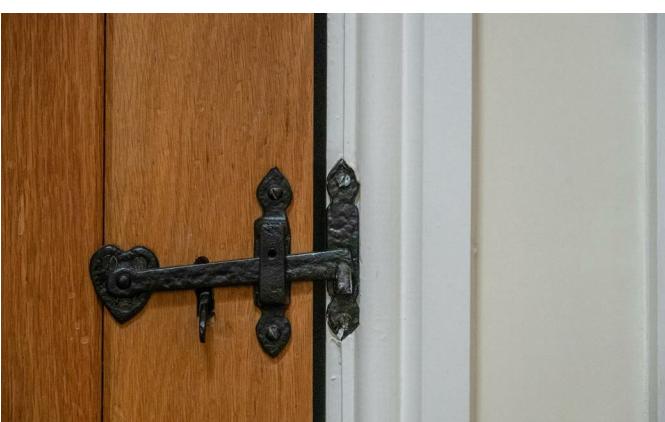
Outside

The property sits in a tucked away position off Bramcote Road within the grounds of an impressive former farmhouse and associated buildings. There is a driveway for two cars with double garage (attached to neighbouring property) and a rear walled garden which provides a safe and low maintenance garden.

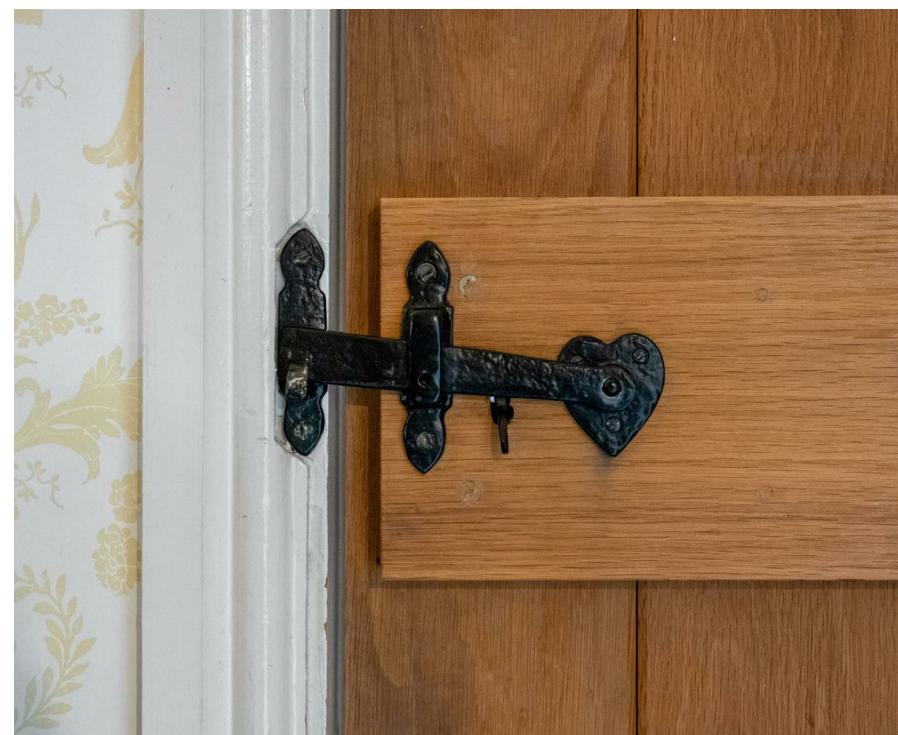
The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools. At the bottom of Beacon Road, the Loughborough Schools Foundation (formerly the Endowed Schools) collection of schools is situated, for those seeking private education.

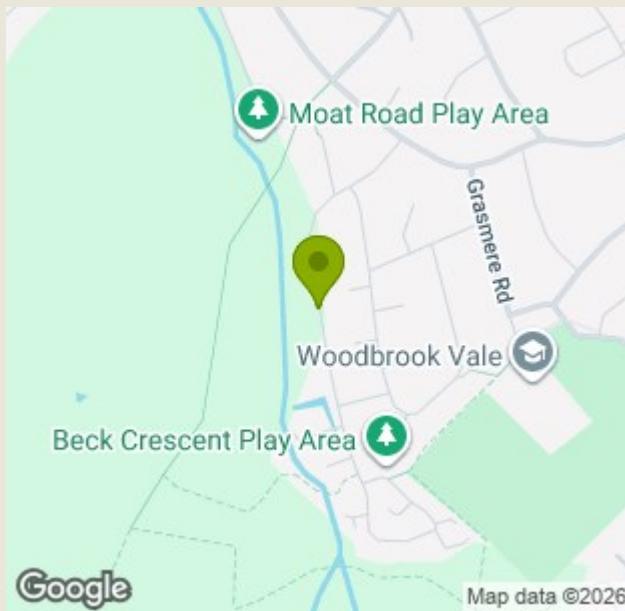
Extra Information



- 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 Chameleo 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.



"Adjacent to Open Countryside Walks"



Approx Gross Internal Area
172 sq m / 1853 sq ft

Floorplan
Approx 146 sq m / 1570 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
172 sq m / 1853 sq ft

Approx 146 sq m / 1570 sq ft

Garage
Approx 26 sq m / 283 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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