



Canal Farmhouse, 17 Langar Lane, Harby,
Leicestershire, LE14 4BL

Guide Price £795,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this truly individual detached period former farmhouse which offers an extensive level of accommodation lying in the region of 2,500 sq ft and has more recently been sympathetically reconfigured and modernised to create a stunning, well proportioned and versatile home within a delightful setting.

The accommodation lies over two floors offering up to 5 bedrooms, with 3 ensembles, as well as further first floor shower room, and to the ground floor, 4 reception areas, including a superb open plan living dining kitchen tastefully modernised and offering an excellent modern everyday living/entertaining space which will undoubtedly become the heart of the home. There is also a substantial utility room, and ground floor cloakroom. The more recent two storey addition could provide annexe style facilities for either teenagers or extended families with dependent relatives.

The property offers a wealth of character and features, with deep skirtings, beamed ceilings, attractive fireplaces and each room offering its own individuality.

As well as the accommodation on offer, the property occupies a delightful plot which in total approached 1/3 acres, comprising of formal garden, orchard and small paddock leading down to the Grantham Canal creating a truly picturesque setting. There is a substantial driveway and open fronted carport. A group of well maintained timber stables also provide a useful space, ideal for storage or workshops, or holding area ideal for the equestrian user.

Overall this is a wonderful family home, situated on the edge of this well regarded Vale of Belvoir village with viewing coming highly recommended.

HARBY

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school, general store and garage, village hall and public house. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is

approx half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

COMPOSITE WOODGRAIN EFFECT STABLE DOOR GIVES ACCESS INTO AN INITIAL;

ENTRANCE HALL

11'3 max x 3'9 (3.43m max x 1.14m)

Having useful built in cloaks cupboard with overhead storage above, attractive flagstone flooring, deep oak skirting and architrave, central heating radiator, double glazed windows with integral blinds.

A further door gives access into the;

STUDY

13'9 x 10'2 (4.19m x 3.10m)



A versatile reception ideal as a home office, perfect for today's way of working, having access out into the rear garden, wood effect vinyl flooring, deep skirting, central heating radiator, double glazed French doors and window with integral blinds, built in cupboard.

RETURNING TO THE ENTRANCE HALL A DOOR GIVES ACCESS INTO AN;

OPEN PLAN LIVING DINING KITCHEN

27'4 max x 12'9 max (8.33m max x 3.89m max)



A fantastic well proportioned open plan space which benefits from a dual aspect and comprises of;

KITCHEN AREA



Tastefully appointed with a range of shaker style units, with brush metal fittings and quartz granite preparation surfaces, under mounted twin bowl Belfast style sink with chrome swan neck articulated mixer tap, granite upstands, central island unit providing additional storage, inset Smeg hotplate, Neff fan assisted oven beneath, focal point of the room is an attractive exposed brick chimney breast with

inset Aga stove, quartz granite splashbacks, under lit alcove with oak mantle over, alcove designed for American style fridge freezer, attractive heavily beamed ceiling, access to useful walk in pantry, double glazed window to the side with integral blind.

Open plan to the;

LIVING DINING AREA

14'10 x 12'6 (4.52m x 3.81m)



An attractive reception area having heavily beamed ceiling, access out into the rear garden, focal point being chimney breast with exposed back and herringbone hearth and inset solid fuel stove, built in cupboards, bespoke dresser unit providing an excellent level of storage and also housing additional integrated appliances including Neff combination microwave, wine cooler, central shelved display area and quartz granite preparation surface, attractive flagstone flooring, deep skirting, double glazed French doors leading into the garden.



FROM THE KITCHEN AREA, A COTTAGE LATCH DOOR GIVES ACCESS THROUGH INTO AN INITIAL;

LOBBY

4'11 x 2'10 (1.50m x 0.86m)

Having cloaks hanging space, open doorway leading through into the;

UTILITY

10'11 x 9'9 (3.33m x 2.97m)



A well proportioned space fitted with a generous level of storage, with a range of integrated cupboards, quartz granite preparation surfaces with under mounted Belfast

style sink and chrome swan neck mixer tap, granite upstands, plumbing for washing machine and space for tumble dryer, central heating radiator, flagstone flooring, deep skirting, double glazed window.

A further cottage latch door leads through into the;

GROUND FLOOR CLOAKROOM

6'1 x 5'5 (1.85m x 1.65m)



Having a contemporary suite comprising WC with concealed cistern, integrated vanity surround providing an excellent level of storage, quartz granite vanity surface with rectangular contemporary wash basin with chrome mixer tap, tiled splashbacks, contemporary towel radiator, cupboard housing Baxi boiler.

RETURNING TO THE DINING AREA OF THE KITCHEN, A FURTHER COTTAGE LATCH DOOR GIVES ACCESS INTO THE;

INNER HALLWAY

14'7 max into stairwell x 6'0 (4.45m max into stairwell x 1.83m)

Originally the formal entrance door to the property, with access out into the rear garden, attractive flagstone flooring, deep skirting and architrave, staircase with half landing rising to the first floor.

Further cottage latch doors give access to;

HALF CELLAR

10'8 x 5'11 (3.25m x 1.80m)

A useful space providing a good level of storage, power and light.

SITTING ROOM

13'11 x 13'11 (4.24m x 4.24m)



An attractive reception having high heavily beamed ceiling, beautiful period slate fire surround and mantle with inset cast iron stove, deep oak skirting, shelved alcove, original built in dresser unit, central heating radiator, wood effect vinyl flooring, double glazed French doors leading out into the rear garden.



A further pine door gives access into the;

ANNEXE STYLE FACILITY

Comprising of a two storey addition, offering ground floor reception and shower room, and bedroom or further reception room above.

RECEPTION

18'8 x 11'8 (5.69m x 3.56m)



Flooded with light from double glazed bifold doors leading out into the rear garden, deep skirting, central heating radiator, inset downlighters to the ceiling.

Further pine door giving access through into;

SHOWER ROOM

7'4 x 5'5 (2.24m x 1.65m)



Having a contemporary suite comprising of quadrant shower enclosure with curved sliding double doors, wall mounted chrome shower mixer with independent shower handset and rose over, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, contemporary towel radiator, deep skirting, inset downlighters to the ceiling, double glazed window.

FROM THE RECEPTION AN ATTRACTIVE SPINDLE BALUSTRADE OAK STAIR CASE RISES TO THE;

FIRST FLOOR RECEPTION/BEDROOM

18'11 x 11'1 (5.77m x 3.38m)



A versatile space overlooking the rear garden and would make an excellent first floor reception, flooded with light with double glazed dormer window to the front and two skylights, with deep oak skirting, central heating radiator.

RETURNING TO THE HALLWAY, A STAIRCASE WITH SPLIT LEVEL LANDING RISES TO THE;

FIRST FLOOR LANDING

With further cottage latch doors leading to;

BEDROOM

14'2' x 14'0 (4.32m' x 4.27m)



A well proportioned double bedroom having aspect into the rear garden, benefitting from ensuite facilities, having a range of built in wardrobes, deep oak skirting, access to loft space above, central heating radiator, double glazed window.

Double doors lead through into the;

ENSUITE BATHROOM

13'2 x 9'10 (4.01m x 3.00m)



A fantastic well proportioned ensuite having dressing area

with full height double glazed lights looking out onto the rear garden and paddocks to the side, fitted with a suite comprising of tongue and groove panelled corner bath with chrome mixer tap, separate quadrant shower enclosure with chrome shower mixer, pedestal wash hand basin, travertine effect tiled splashbacks and floor, central heating radiator, double glazed windows to two elevations.

A further door gives Jack n Jill access into;

BEDROOM

12'0 x 10'0 (3.66m x 3.05m)



Could also be utilised as a generous dressing room to the adjacent bedroom, flooded with light, having pitched ceiling with inset skylights and double glazed window, built in wardrobes with bespoke handcrafted door fronts, shelved alcove to the side, deep skirting, central heating radiator.

A further cottage latch door returns to the;

INNER LANDING

5'8 x 2'9 (1.73m x 0.84m)

Having inset downlighters to the ceiling.

Further cottage latch doors leading to;

BEDROOM

10'10 x 9'9 (3.30m x 2.97m)



A double bedroom with aspect to the side, pitched ceiling with inset skylights, double glazed window to the side, deep skirting, built in wardrobe, central heating radiator.

SHOWER ROOM

9'5 max x 4'7 (2.87m max x 1.40m)



Having a contemporary suite comprising of large double width shower enclosure with smoked glass sliding door and contemporary rose, wall mounted shower mixer with independent handset, close coupled WC, corner vanity unit with inset washbasin and chrome mixer tap, fully tiled walls, contemporary towel radiator, double glazed window.

BEDROOM

14'3 x 13'10 max (4.34m x 4.22m max)



An L-shaped double bedroom having aspect to the rear, benefitting from ensuite facilities, having chimney breast with attractive cast iron fireplace, picture rail, deep skirting, double glazed window.

Further double doors leading into the;

SHOWER ROOM

5'6 x 5'3 (1.68m x 1.60m)



A modern suite comprising of quadrant shower enclosure with curved sliding double doors, wall mounted shower mixer with independent handset over, close coupled WC, pedestal wash hand basin with chrome mixer tap.

EXTERIOR



This unique individual home occupies a deceptive established plot tucked away close to the centre of the village, off an initial shared driveway which in turn leads to the private treble width driveway of the property. An initial enclosed courtyard area gives access to the front door, with vehicular access at the rear, offering ample parking and leading to the timber framed open fronted carport.

CARPORT

17'7 x 16'6 (5.36m x 5.03m)

Providing storage or covered car parking area, with blockset driveway to the front.

REAR GARDEN



A timber courtesy gate gives access into an established landscaped enclosed garden, mainly laid to lawn, established trees, raised sleeper edged borders, substantial flagged terrace creating a secluded and generous outdoor seating area and benefits from a westerly aspect. To the foot of the garden is a range of timber stables which will be ideal for storage or workshop space for those not equestrian orientated, and lead out onto an attractive grassed orchard at the rear, and small paddock leading down to the Grantham Canal. It should be noted that there is an overage on this small paddock - please call us for more details.

Combined this creates a stunning outdoor space, generous by modern standards, with the total plot extending to approximately 1/3 acres.





ADDITIONAL NOTES

It is worth noting that the current vendors rent an adjacent grassed paddock which measures just in excess of 1.1 acres which will not be available for purchase but we may be able to make enquiries if the tenancy could be transferred. Please note that this is not guaranteed as the paddock is owned and managed by a third party.

COUNCIL TAX BAND

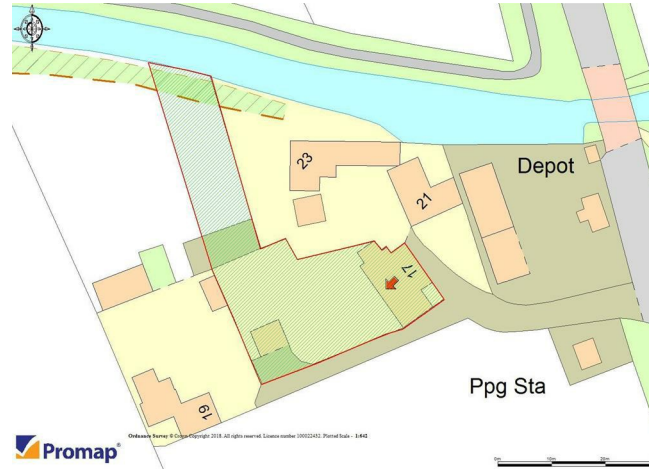
Melton Borough Council - Tax Band F

TENURE

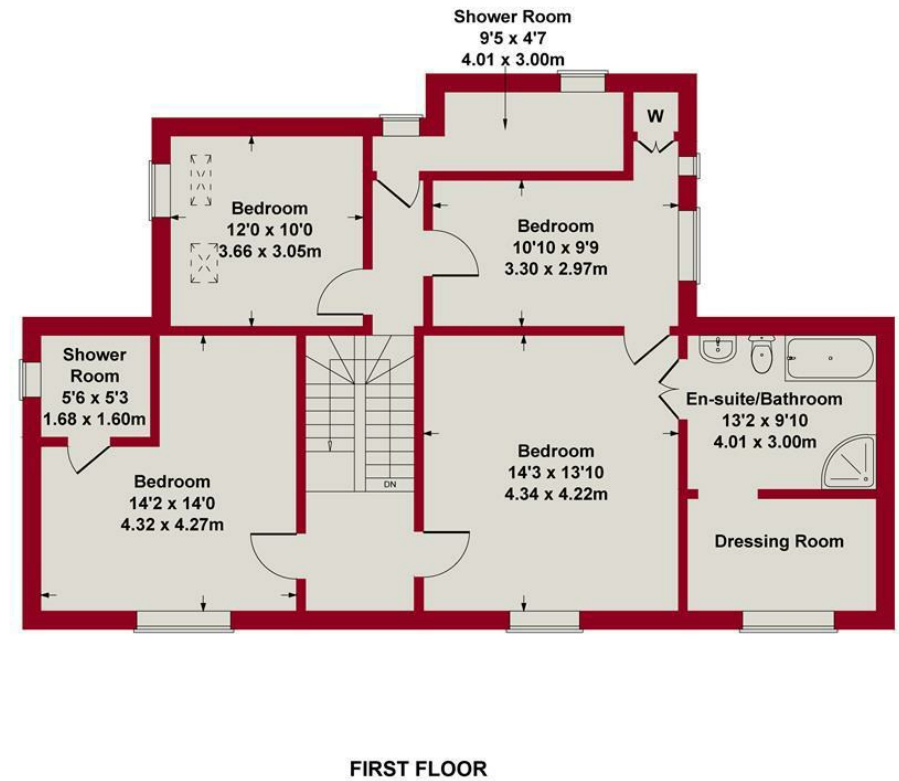
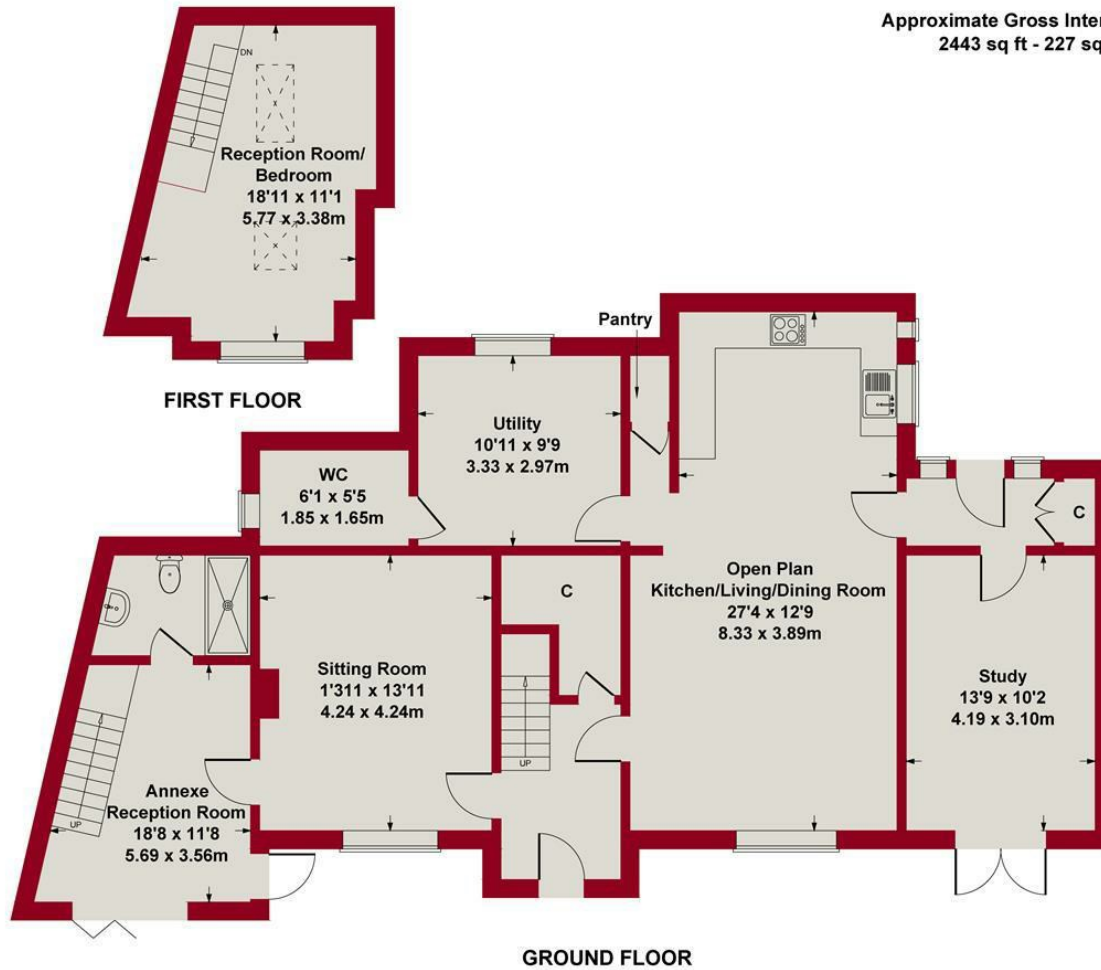
Freehold

IMPORTANT NOTICE

ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.



Approximate Gross Internal Area
2443 sq ft - 227 sq m

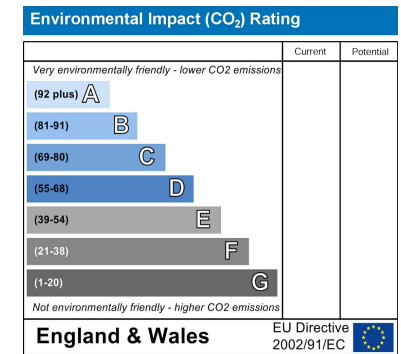
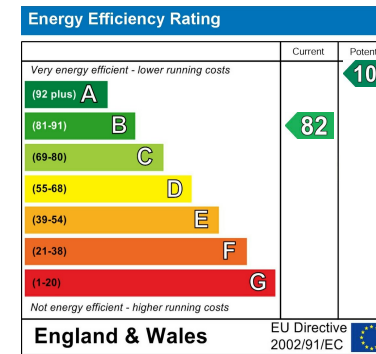


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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