



**The Poplars 17 Watsons Lane, Harby,  
Leicestershire, LE14 4DD**

**£875,000**  
**Tel: 01949 836678**

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Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this handsome, double fronted, brick and ironstone, period Georgian home occupying a deceptive plot which lies in excess of 1/3 of an acre, located at the heart of this popular and well served Vale of Belvoir village.

This unique home offers a wealth of character and features with high ceilings, deep skirtings and stripped pine reclaimed doors. Many rooms also offer exposed beams as well as internal brick and stone working giving each room its own individuality. The property has seen a considered an thoughtful program of renovation over the years having been significantly reconfigured, extended and tastefully completed with both traditional and contemporary elements to complement the original period dwelling. The property benefits from air source heating, three phase electricity and cat six cabling. The property boasts approximately 3,800 sq.ft. of internal accommodation plus a large detached garage with studio above as well as an excellent level of off road parking with electric gated driveway and established gardens. The main garden benefits from a south to westerly aspect.

Internally the property offers up to six double bedrooms, three bath/shower rooms and two further cloak rooms, one of which is on the ground floor. The main living accommodation comprises four main reception areas including the fantastic addition of a beautiful orangery which benefits from windows to three elevations and a central sky lantern flooding this area with light. The orangery links through into the kitchen which, again, has been tastefully renovated with a modern but heritage style range of units having granite preparation surfaces and central island and, with the adjacent orangery, is likely to become the heart of the home.

Overall this is a truly stunning period property, perfect for families, and viewing comes highly recommended to appreciate both the location and accommodation on offer.

#### **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.

A PERIOD ENTRANCE DOOR WITH GLAZED LIGHT ABOVE LEADS THROUGH INTO:

#### **MAIN ENTRANCE HALL**

14'5" x 10' (4.39m x 3.05m)



An attractive initial entrance vestibule with flagstone flooring, spindle balustrade turning staircase rising to the first floor landing with useful under stairs cupboard beneath, deep skirting, high ceiling, central heating radiator and period stripped pine doors leading to:



## STUDY

15'3" into alcove x 14'2" (4.65m into alcove x 4.32m)



A versatile reception which is currently utilised as a home office having a wealth of character with marble fireplace with ornate surround and inset open grate, arched shelved dresser units to the side, central heating radiator, deep skirting and sash window with shutters overlooking the garden.

## MUSIC ROOM

14'11" x 14' (4.55m x 4.27m)



An attractive room having an exposed internal stone elevation, fireplace with limestone surround and hearth

and timber mantel, arched alcoves to the side, deep skirting, high coved ceiling, central heating radiator and sash window overlooking the garden.

## MAIN SITTING ROOM

22'4" x 14' (6.81m x 4.27m)



A well proportioned formal sitting room the focal point of which is a beautiful cast iron fireplace with inset open hearth and marble surround, having arched dresser unit to the side, high coved ceiling, deep skirting, three central heating radiators and windows to two elevations.

A further door leads through into:



## KITCHEN

19' max (including pantry) x 15'3" (5.79m max (including pantry) x 4.65m)



A well proportioned space that links through into the orangery which, combined, creates a fantastic everyday living/entertaining area. The initial kitchen having an attractive exposed stone internal elevation and being fitted with a generous range of Shaker style units providing a good level of storage having marble preparation surfaces including a central island unit which provides a further excellent working area with integrated breakfast bar, integrated appliances including counter fridge and pull out

recycling drawer, dishwasher and Smeg microwave, space for an Aga with timber mantel over and mirrored splash backs, limestone flooring and door leading through into the music room.

Further doors lead into:



#### WALK IN PANTRY

10' x 3'2" (3.05m x 0.97m)

A useful walk in pantry providing an excellent level of storage having fitted shelving, Travertine flooring and wall mounted electrical consumer units.

#### CELLAR

#### ORANGERY

20' x 15'5" (6.10m x 4.70m)



A fantastic addition to the property providing a further versatile reception space ideal as a further sitting or dining room making it perfect for everyday living and entertaining, flooded with light having attractive clear glass, central double glazed sky lantern, double glazed multi pane windows to three elevations, continuation of Travertine flooring, deep skirting and French doors into the garden.

RETURNING TO THE KITCHEN AN OPEN DOORWAY LEADS THROUGH INTO:



#### REAR ENTRANCE HALL

17'3" max x 7'11" max (5.26m max x 2.41m max)



An L shaped space which incorporates an initial utility area having built in unit with alcove designed for an American style fridge freezer, preparation surface to the side, wine cooler beneath, pitched ceiling with inset downlighters, Travertine flooring, double glazed windows to the front and side and further doors to:

#### UTILITY ROOM

7'10" max x 11'5" (2.39m max x 3.48m)

A L shaped utility fitted with a generous range of integrated storage having cloaks hanging area with storage

alcoves above making an excellent boot room, with L shaped granite effect laminate preparation surface with inset sink and drain unit with brush metal mixer tap, plumbing for washing machine, space for tumble dryer, continuation of Travertine flooring and window to the side.

#### GROUND FLOOR CLOAK ROOM

5'7" x 4'5" (1.70m x 1.35m)



Having a modern but traditional style suite comprising close coupled WC and pedestal washbasin, deep skirting, continuation of Travertine flooring and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO A SPLIT LEVEL:

#### FIRST FLOOR LANDING



An attractive, well proportioned space which would be large enough to accommodate a further seating or study area having high ceilings, spindle balustrade, deep skirting, central heating radiator and sash window overlooking the garden.

Further stripped pine doors leading to:

#### BEDROOM 1

14'3" x 15'2" (4.34m x 4.62m)



A well proportioned double bedroom benefitting from ensuite facilities having high coved ceiling, built in

wardrobes, central heating radiator and sash window overlooking the garden.

A further door leads through into:



## ENSUITE SHOWER ROOM

5'10" x 4'5" (1.78m x 1.35m)



Having a shower enclosure with bifold screen, wall mounted washbasin and contemporary towel radiator.

## BEDROOM 2

14'8" x 15'1" (4.47m x 4.60m)



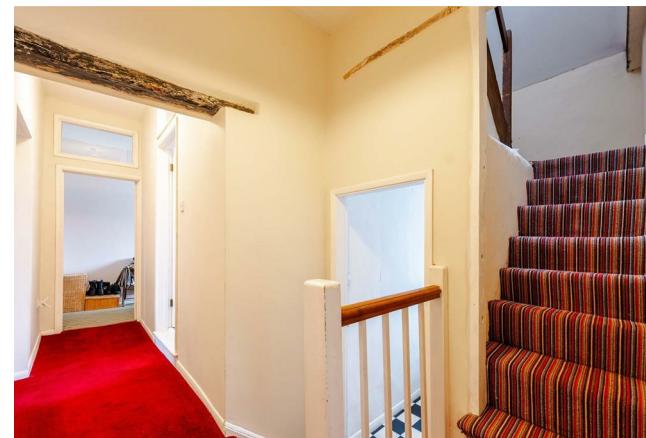
A further well proportioned double bedroom overlooking the main garden with focal point to the room being attractive period fireplace, the room having deep skirting, high ceiling, central heating radiator and sash window.



RETURNING TO THE MAIN LANDING STEPS GIVES ACCESS TO:

## INNER LANDING

15'11" x 5'5" (4.85m x 1.65m)



A split level landing area having further doors leading to:

## BEDROOM 3

14'9" x 13'11" (4.50m x 4.24m)



A further well proportioned double bedroom benefitting from a dual aspect with double glazed windows to both side and rear elevations, having over stairs storage cupboard and central heating radiator.

## BEDROOM 4

13' max x 13'2" max (3.96m max x 4.01m max)

An L shaped double bedroom having aspect to the rear with high ceiling, central heating radiator and double glazed window.

## BATHROOM

10'8" x 7'8" (3.25m x 2.34m)



Having suite comprising double ended panelled bath with wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin, contemporary towel radiator, built in airing cupboard which also houses the pressurised hot water system and double glazed window to the rear.



## FIRST FLOOR CLOAK ROOM

6'10" x 3' (2.08m x 0.91m)

Having close coupled WC, wall mounted washbasin, central heating radiator and single glazed window to the rear.

RETURNING TO THE INNER LANDING A FURTHER STAIRCASE RISES TO THE SECOND FLOOR AND A FANTASTIC SUITE SITUATED WITHIN THE EAVES HAVING:

## SECOND FLOOR LANDING

15'5" max x 14'3" max (4.70m max x 4.34m max)



An initial L shaped landing area being a great, well proportioned space making a central reception area which, combined with the two bedrooms leading off, would be ideal for teenagers or a guest suite. The landing having attractive pitched ceiling with exposed timbers, central heating radiator and conservation skylight to the rear.

Further doors leading to:



## BEDROOM 5

17'11" x 13'4" (5.46m x 4.06m)



A well proportioned double bedroom offering a wealth of character having pitched ceiling with exposed timbers, internal stone and brick work, central heating radiator, double glazed window to the side and conservation skylight at the rear.



## BEDROOM 6

17'10" x 13'6" max (5.44m x 4.11m max)



A further double bedroom having a wealth of character with exposed internal brick and stone work, pitched ceiling with exposed timbers, central heating radiator, double glazed window to the side and conservation skylight at the rear.



## BATHROOM

8'7" x 7' (2.62m x 2.13m)



A central bathroom serving the two second floor bedrooms having a suite comprising panelled bath with chrome mixer tap, shower handset over and glass screen, close coupled WC, pedestal washbasin, contemporary towel radiator, pitched ceiling with exposed timbers and access to under eaves storage.

## EXTERIOR



The property occupies a delightful, established and generous plot close to the heart of the village with gardens running to three sides and having the added attraction of

the pretty double fronted facade overlooking the main south to westerly facing garden. The property is accessed off Watsons Lane by a pair of electric gates which in turn lead onto a substantial driveway providing a considerable level of off road parking and, in turn, giving access to a large, detached, oversized double garage which provides secure parking or workshop space with addition annexe room above which would be ideal as potential office space, (subject to any necessary consents). The main gardens lie to the side and rear elevations and provide a charming outdoor space, the main area of the plot lying in excess of 1/3 of an acre. The gardens are well stocked with trees and shrubs, having a large paved terrace leading down onto a central lawn and established borders which, considering its central location, offers a good degree of privacy and benefits from a south to westerly rear aspect.







## GARAGE



A large, oversized 2 1/2 car double garage having electric door, power and light. An additional courtesy door gives access into a stairwell and, in turn, the first floor which provides a studio space that can be utilised as excellent storage or, subject to necessary consents, could offer potential as a fantastic first floor office.



### COUNCIL TAX BAND

Melton Borough Council - Band G

### TENURE

Freehold

### ADDITIONAL NOTES

The property is understood to have mains, electricity, drainage and water, main heating is supplied by an electric air source heat pump (information taken from Energy performance certificate and/or vendor).

We understand there are tree's subject to preservation orders within the boundary.

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

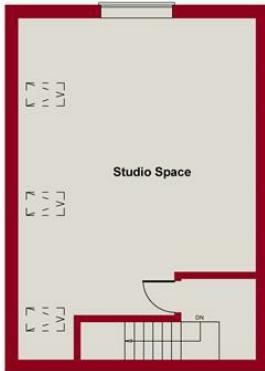
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

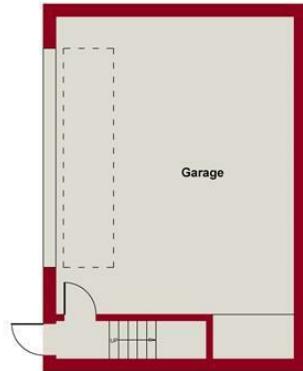
<https://reports.ofsted.gov.uk/>

Planning applications:-

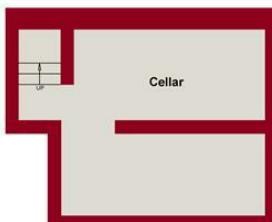
<https://www.gov.uk/search-register-planning-decisions>



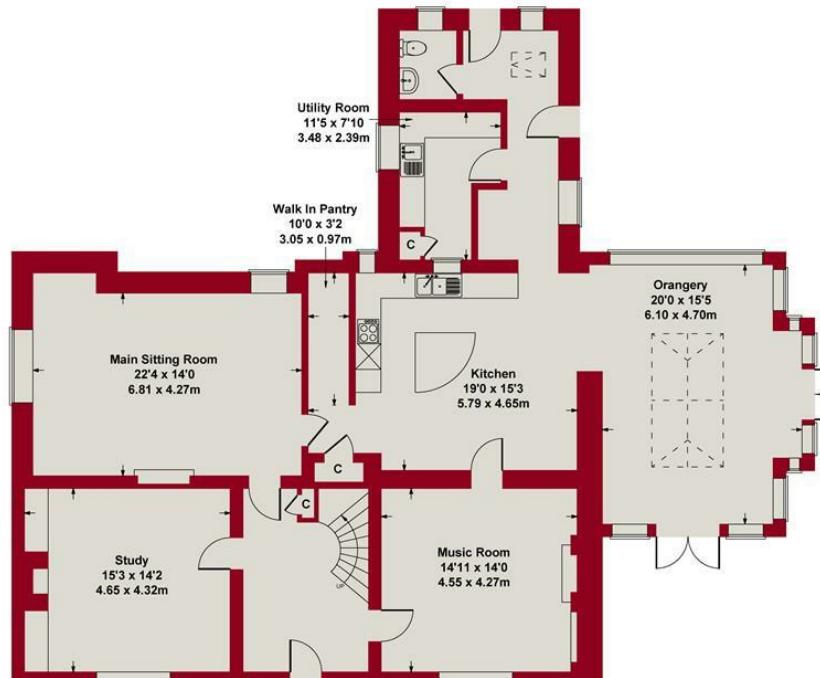
## GARAGE FIRST FLOOR



## GARAGE GROUND FLOOR



## CELLAR

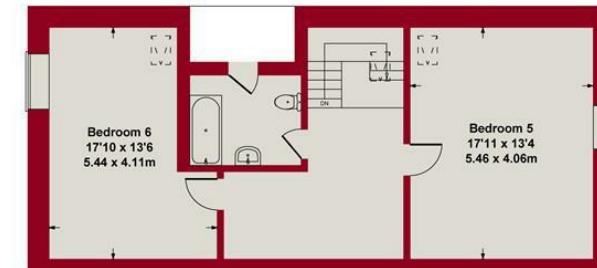


## GROUND FLOOR

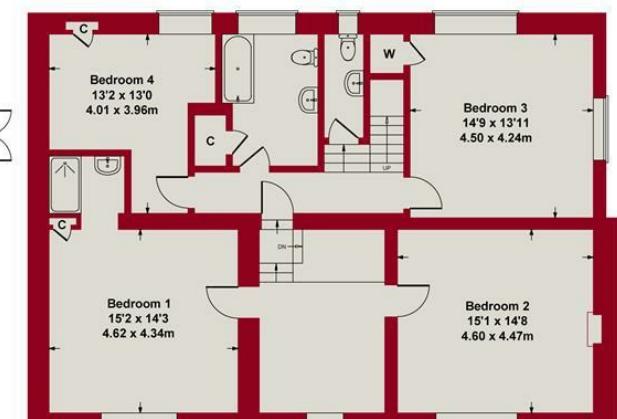
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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**SECOND FLOOR**



## FIRST FLOOR





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
65			
36			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
65			
36			



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 firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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