

LILAC FARM

MAIN STREET, GRIMSTON



JAMES
SELICKS

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A BEAUTIFULLY-PRESENTED AND SIGNIFICANTLY EXTENDED PROPERTY NESTLED INTO THE HEART OF THIS POPULAR LEICESTERSHIRE VILLAGE, BENEFITTING FROM OUTBUILDINGS & STABLING, ALL SITTING IN APPROXIMATELY FIVE ACRES, CREATING AN IDEAL SMALL EQUESTRIAN FACILITY.



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Lilac Farm

35 Main Street, Grimston
Leicestershire LE14 3BZ

- Dining Kitchen • Four Reception Rooms • Utility
- / Boot Room • Two Ground Floor Cloakrooms •
- Four Bedrooms • Family Bathroom • Two En-suites • Large Garden • Outbuildings & Stables
- Approx. 4.5 Acres of Paddock Land •

ACCOMMODATION

The Lilacs is a traditional village property that has been significantly extended and remodelled by the current owner. The accommodation comprises an entrance/dining hall that has stairs rising to the first floor and doors to the ground floor accommodation.

The large open plan dining kitchen has vaulted ceilings with exposed timber trusses, windows to two sides and a door out to the garden providing plenty of light. Arguably, this room is the centrepiece of the property providing a superb sociable space ideal for entertaining and large families. There is a comprehensive range of floor standing units under a combination of granite and timber worktops, a fantastic central island that doubles up as a breakfast bar, space and plumbing for white goods, an integrated dishwasher and an AGA.

To one end of the kitchen is a very useful utility/boot room providing additional storage and space for white goods as well as access out to the courtyard. The boot room also gives access to the downstairs WC. To the other end, is a snug with windows on two elevations and a feature fireplace housing a wood burning stove.

The property also has a formal sitting room enjoying generous proportions and a wonderful fireplace complete with an open fire. There are large sash windows looking out to the garden and a glazed timber door opening out onto the patio.

The ground floor accommodation continues with a study that sits to the front of the property offering ample storage and access to the plant room housing the boiler and hot water tank. The ground floor is completed by a further downstairs WC.

To the first floor there are four double bedrooms and three bathrooms. The principal bedroom enjoys wonderful views over the garden and land beyond and is complemented by a generous walk-in wardrobe that leads through to an en-suite bathroom.

Bedroom two also offers an en-suite shower room and has built-in wardrobes. Bedrooms three and four sit to the front of the property and share the family bathroom with a wash hand basin, low flush lavatory, bath and stainless-steel towel rail.

OUTSIDE

The property enjoys a large frontage, sitting up away from the road behind a mature evergreen hedge. The driveway is accessed via the gable end of the property through a five-bar timber gate that gives way to a large block paved driveway.

The property benefits from a large barn/workshop providing secure storage and then continues with two open bays ideal for storing hay and straw. Beyond the barn there are further outbuildings and stabling as well as a yard and hard standing perfect for parking vehicles, horseboxes and trailers. There is easy access into the paddocks that are relatively flat and open grazing, all sitting to the rear of the property.

The paddocks are separated by new post and rail fencing. There is a round pen and also the base for a horse walker should the next owner wish to erect one. This superb village home with equestrian facilities is a rare visitor to the open market and must be viewed to be appreciated.

LOCATION

Grimston village is an unspoilt conservation village, the centre of the village features a village green complete with old stocks and adjacent popular public house. The village is particularly well situated only two and half miles from Six Hills and thus affords fast access to Leicester, Nottingham, Melton Mowbray and the Endowed Schools at Loughborough. The North West Leicester by-pass provides access to the M1 with train services from Leicester to London.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating.
Council Tax Band F.





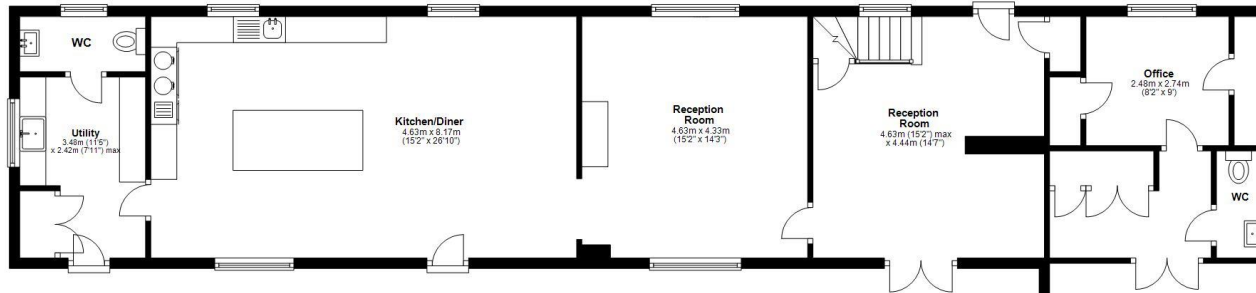
Lilac Farm, 35 Main Street, Grimston, Melton Mowbray, Leicestershire LE14 3BZ

House Total Approx Gross Internal Floor Area = 2819.7 ft² / 262 m²

Measurements are approximate, not to scale, illustrative purposes only.

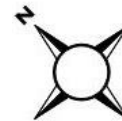
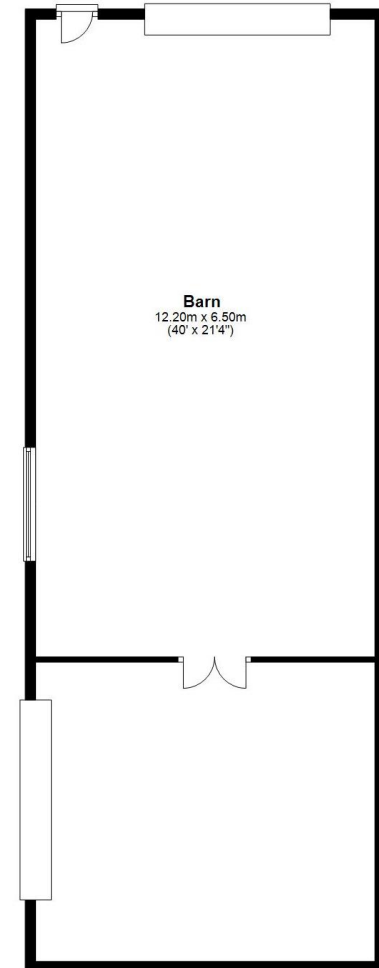
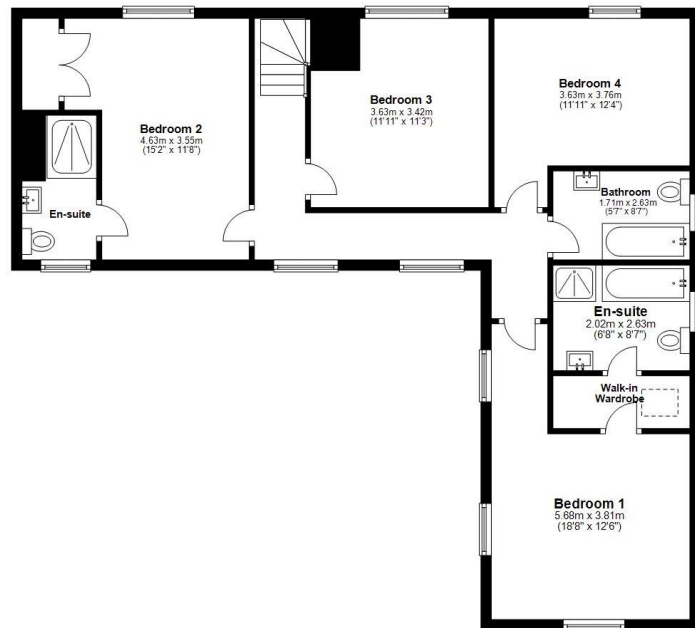
Ground Floor

Main area: approx. 176.2 sq. metres (1897.0 sq. feet)
Plus outbuildings: approx. 79.3 sq. metres (853.6 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.7 sq. feet)

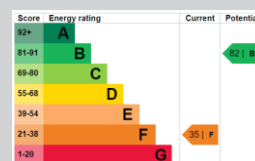




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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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