

JAMES
SELICKS



NETHER HALL

HAMILTON LANE SCRAPTOFT, LEICESTERSHIRE LE7 9SB

GUIDE PRICE: £600,000

Nether Hall is a handsome, Grade II Listed historic house, believed to date from 1709, and forms a key part of Scraftoft's rich architectural heritage. This early Georgian property is defined by its whitewashed rendered brickwork, original sash and French windows and elegant Swithland slate roof. Internally, the house is full of charm and character, showcasing original features such as an 18th-century oak staircase, Servant's bells, oak panelled doors and exceptional fireplaces.

While the house requires general upgrading and refurbishment, it remains a rare opportunity to create a fine, period family home of generous proportions.

Entrance hall • sitting room • snug • study • dining room • store/WC • breakfast room • kitchen • utility • four first floor bedrooms • two en-suites • bathroom • four second floor bedrooms • kitchenette/utility • cottage/Annexe: sitting room • kitchen • two connecting bedrooms • bathroom • driveway • double garage • encompassing gardens

Accommodation

Upon entering, the hallway sets the tone for the house's historic ambiance, housing a beautiful original staircase to the first floor with an arched window and featuring part panelled walls, quarry tiled flooring and access to the cellar. The sitting room has a feature open fireplace with a white-veined marble surround and flows naturally into a snug with a second open hearth. Steps lead down to a study, ideal for remote working. Towards the rear of the house is a dining room enjoying delightful views over the gardens, with another marble fireplace surround.

A hallway to the rear of the property provides access to a ground floor cloakroom with a white two piece suite. A breakfast room with an Aga, gas fire and an original built-in corner cupboard leads through to the kitchen which is fitted with a range of base level units, a one and a quarter bowl stainless steel sink and a halogen hob. A pantry provides additional storage, while a secondary staircase offers alternative access to the upper floors. The ground floor also accommodates a large utility room, complete with base units, plumbing for a washing machine, space for a condenser dryer, and the wall-mounted Vaillant boiler. A door leads into a spacious store room with WC and provides internal access to the adjoining cottage/annexe.

The attached cottage/annexe provides further flexible living space comprising a sitting room with a cast iron log burner and Worcester boiler, with stairs leading to a former kitchen. On the first floor there is an office space, two interconnecting bedrooms, and a bathroom fitted with a three-piece suite including a bath with shower over.

The principal staircase rises to a half landing, where a further cloakroom is located. The master bedroom suite features a cast iron range, built-in wardrobes and a private en-suite bathroom with a low flush WC, wash hand basin and a bath with shower over, alongside an airing cupboard. Bedroom two has a horseshoe-shaped cast iron fireplace with an gas inset fire, served by its own en-suite. Bedroom three features another cast iron range and interconnects with bedroom four, which has built-in wardrobes and a wash hand basin.

A further staircase leads to the second floor, where a central landing gives access to a family bathroom with a traditional suite including bath with shower over. There are four more bedrooms on this level, one with built-in wardrobes and two interconnecting, while a kitchenette/utility room provides additional practicality.





Outside

A sweeping gravelled driveway provides an elegant approach to the property, off street car standing and access to a substantial brick-built double garage. The property is set within beautiful, mature gardens that envelope the house, offering a good deal of privacy and a peaceful setting.

Location

Scraptoft village lies approximately four miles east of the city centre and enjoys local amenities including a parish church, village store, post office and news agent, with a wider range of shopping facilities found along the Uppingham Road. The property is within catchment area to the popular Fernvale Primary School, filtering into the renowned Gartree and Beauchamp colleges at nearby Oadby.

Tenure: Freehold.

Local Authority: Harborough District Council, **Tax Band:** G

Construction : Believed to be Standard.

Listed Status: Grade II. **Conservation Area:** Scraptoft.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, speed unknown.

Wayleaves, Rights of Way & Covenants: Driveway is shared with nearby homes.

Flooding issues in the last 5 years : None our Clients are Aware of.

Accessibility: Three-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.

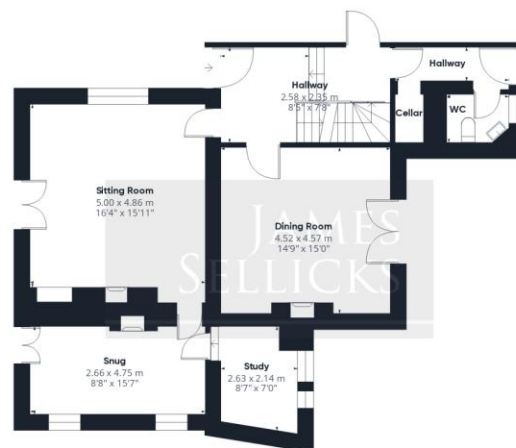




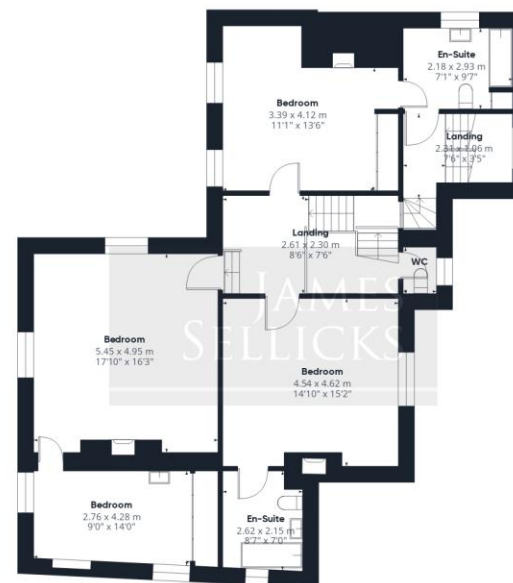




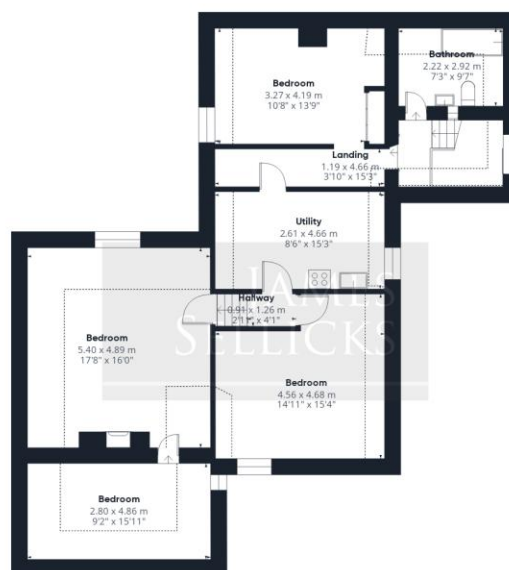
Annexe



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

400.9 m²

4316 ft²

Reduced headroom

32.3 m²

348 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures 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.

