

JAMES  
SELICKS

## THE BEECHES

ELMFIELD AVENUE, STONEYGATE  
LEICESTER





Commissioned by prominent Leicester industrialist George Cresswell Turner and built in 1902 in the style of a small manor house, this beautiful, 7 bedroom, Arts and Crafts inspired home has been lovingly cared for by the current owners since 1996 and has undergone thoughtful improvements, all undertaken with careful respect for the building's historic character.

Architecturally, the house is richly detailed with red brick elevations complemented by Tudor-style timber framing, stone-dressed bay windows and a steep pitched, tiled roof. The accommodation is arranged over 3-storeys with a basement and was carefully designed to take advantage of its elevated position, with easterly views over the Evington Valley enjoyed from the balcony and corner turret and retains a wealth of original features.

Porch • reception hall • basement • WC • 3 elegant reception rooms • dining kitchen • boot room • side porch • conservatory • 1st floor master bedroom • en-suite • WC • 4 further bedrooms • library • WC • bathroom • 2 further 2nd floor bedrooms • box room • bathroom • driveway • detached double garage • beautiful gardens (approx.. 0.8 of an acre) • EPC - D

### Accommodation

An original front door leads into an oak Tudor porch with an oak and glazed leaded inner door into the impressive reception hall with beautiful Parquet flooring, ornate plasterwork and a log burning stove set within a tiled and oak Inglenook with seating either side. There is access to the basement, with a workshop and wine cellar. A beautiful staircase with oak newels and highly decorated balustrades rises to a half landing with huge stained glazed picture window affording an abundance of natural light as the stairs continue to the 1st floor. The principal living spaces are located on the ground floor and comprise an elegant drawing room with Parquet flooring, a door to a balcony and a circular corner bay window; a spacious sitting room with oak flooring, a stained glazed bay window and a magnificent wooden fireplace with copper inset and windows either side. The bright morning room has a bay window, and a cloakroom.

The dining kitchen has tiled flooring throughout and comprises a kitchen area with inset ceiling spotlights, an excellent range of base level units and drawers, granite preparation surfaces and splashbacks, 2 inset sinks, each with mixer taps (one with a boiling water tap) and windows above, a fridge-freezer, dishwasher and stainless steel Rosières range cooker with a stainless steel chimney style extractor unit; a square island unit provides further storage and breakfast bar space; there is also separate pantry. An archway leads through to a dining area boasting a log burning stove set within a tiled Inglenook with storage either side, original Maid's bells and feature pendant lighting, housing a secondary return staircase to the upper floors and further archways to a useful boot room and side porch to one side, and to the other, into a Edwardian conservatory with tiled flooring and a lantern style roof, which overlooks the rear garden.

The large, central 1st floor landing has ceiling coving, a picture rail and decorative arches, houses the return staircase to the 2nd floor. The superb master bedroom is light and bright, with stained and leaded windows and enjoys an excellent range of built-in bedroom furniture and an Edwardian style en-suite bathroom and separate WC. Bedroom 2 has beech flooring, a stained and leaded window and a feature, circular, corner bay window overlooking the garden. Bedroom 3 has ceiling coving, a picture rail and an inset cast iron fireplace with wooden surround and tiled hearth. Bedrooms 4 and 5 each have feature fireplaces and wash hand basins. A library with built-in furniture has a window and door to a balcony affording garden views. There is a walk-in wardrobe, a further WC and an Edwardian style family bathroom with a 4-piece suite. The 2nd floor provides 2 further bedrooms with original features, a box room and a bathroom with a 4-piece suite and skylight.











### Outside

The house enjoys a generous plot extending to approximately 0.8 of an acre. Gated access from Elmfield Avenue leads into a block paved driveway providing ample off street car standing and access to a detached, brick built double garage. The beautiful front and rear gardens offer extensive lawned areas, mature planting and a variety of trees, plants and shrubs providing a peaceful, private setting.

### Location

Stoneygate provides convenient access to the city centre with its professional quarters, universities, hospital and mainline rail access to London St Pancras in just over an hour. The Allandale Road/ Francis Street and Queens Road parades are nearby, with a range of boutiques, bars and restaurants, as well as being well placed for access to state and private schooling, the Racecourse and the Botanical Gardens.

**Tenure:** Freehold. **Listed Status:** None.

**Construction:** Believed to be standard. **Conservation Area:** Stoneygate.

**Local Authority:** Leicester City Council, **Tax Band:** H

**Services:** Offered with all mains services and gas-fired central & wet underfloor heating.

**Broadband delivered to the property:** Full fibre BB, Zen FF300.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

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

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

**Planning:** Planning Application No. 20251423 (Leicester City Council) is currently pending.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

# **Approximate Gross Internal Area 5505 sq ft - 512 sq m (Excluding Garage & Outbuilding)**

Basement Area 466 sq ft – 43 sq m

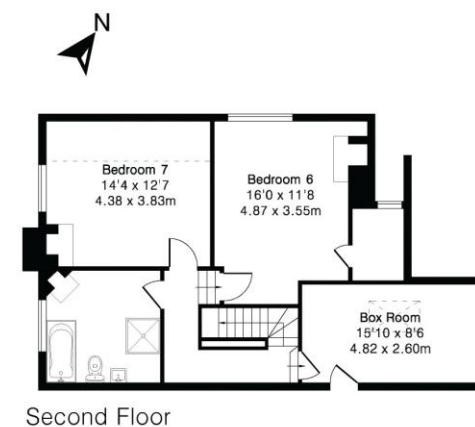
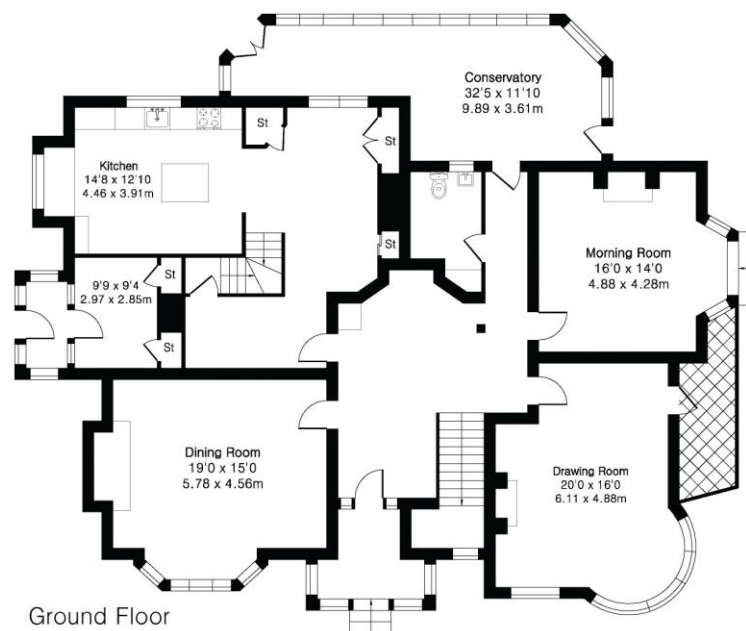
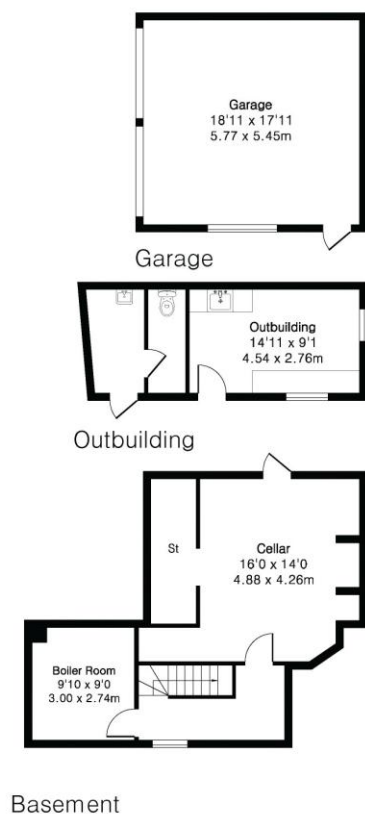
Ground Floor Area 2384 sq ft – 222 sq m

First Floor Area 1904 sq ft – 177 sq m

Second Floor Area 751 sq ft – 70 sq m

Garage Area 338 sq ft – 31 sq m

Outbuilding Area 213 sq ft – 20 sq m





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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.

