

JAMES  
SELICKS

## Brook House

SMEETON WESTERBY  
LEICESTERSHIRE









A rare and exciting opportunity to acquire a handsome and imposing country home with six bedrooms, boasting far-reaching undulating views to the front over its own grounds which extend to just under four acres, in the quintessential village of Smeeton Westerby in south east Leicestershire.

Entrance hall • Three reception rooms • Study • Breakfast kitchen with Aga • Utility room • Cellar • Master bedroom with dressing room & ensuite bathroom • Four further bedrooms • Family bathroom • Separate WC • Second floor bedroom six • Second floor sitting room • Garage • Two stables with a store • Approximately 3.98 acres •

#### Accommodation

This wonderful family home sits to the rear of its magnificent plot in an elevated position which takes best advantage of the far reaching views to the front towards Gumley. Brook House boasts many period features throughout to include ornate covings, ceiling roses, feature fireplaces and sash windows. All front facing rooms have fantastic panoramic countryside views.

The property is entered via an entrance porch with a part glazed door with windows either side, which gives access into an entrance hall with wide plank wooden flooring, high ceiling, picture rail, a magnificent staircase rising to the first floor, stairs descending to the cellar and gives access to all the ground floor accommodation. To the left is the sitting room, which is a lovely light filled room by virtue of its quadruple aspect which includes a deep bay window. It has a wonderful fireplace with a marble hearth and back, wooden surround and a cast iron log burner. To the right is another reception room, again with a deep bay window to the front, a feature open fireplace with ornate wooden surround, and wooden flooring. The dining room to the rear of this also has lovely wooden flooring.

The breakfast kitchen can be accessed from both the hall and dining room and has a good range of base level units with granite work surfaces and upstands over. The centrepiece of the kitchen is a superb gas fired Aga set within a chimney breast recess with brick splashback, a built in microwave and dishwasher. Two windows and a set of French doors overlook and give access to the side elevation and paved entertaining terraces. There is space for a large dining table for entertaining. The cellar has the boiler for the heating and outdoor heated pool.

Off the hall is a spacious utility room with an extensive range of wall and base level units, wooden work surfaces, Belfast sink, tiled splash backs, tiled floor, space and plumbing for a washing machine and tumble dryer, a door to the rear elevation and a WC. There is a store cupboard off the hall, together with a guest WC. Completing the ground floor a study provides the perfect spot to work from home.

Stairs rise to a first floor spacious split level landing with a glorious stained glass picture window to the rear elevation. The principal bedroom has a wonderful bay window to the front, a cast iron horseshoe shaped fireplace with wooden surround, door to a dressing room with two double wardrobes and a luxury ensuite bathroom with a freestanding bath, large shower enclosure, pedestal wash hand basin, high flush WC, period radiator with towel rail, spotlights, panelled walls and exposed floorboards. Bedroom two has a bay window to the front and a feature cast iron fireplace. Bedroom three also has a fireplace and a double wardrobe. Steps lead up to bedrooms four and five to the rear of the property. Off the landing is a separate WC and opposite is the family bathroom with a free standing bath, pedestal wash hand basin, storage, panelled walls and exposed floorboards.

To the second floor is a good sized reception room with two large storage cupboards and a window to the side elevation, a door gives access into bedroom six which also has a window to the side elevation. The second floor is thought suitable for adaptation into a master suite, teenager suite or guest bedroom with bathroom, subject to the necessary consents.







### Outside

The property is approached via a long shared driveway off Gumley Road that meanders through the property's own grounds. The property's principal feature is without doubt its elevated position, grounds and gardens and the undulating views to the front.

To the front is a formal lawned garden with mature shrubs and trees to include a willow, a raised pond with brick built seatings areas, and steps which lead up to a gravelled courtyard area immediately in front of the house, which provides entertaining areas. A brick built pergola has a magnificent wisteria and gives access through to the side garden with a further lawned area, mature trees and paved entertaining areas. Behind a low level brick wall and wrought iron railings is the outdoor heated swimming pool. To the other side of the property is ample car standing space and a large, detached outbuilding providing a single garage, two stables and store.

To the southern side of the driveway is a paddock of approximately 2.83 acres, with the formal gardens in front and to the side of the property approaching approximately 1.15 acres. All in all, the total plot is approximately 3.98 acres or thereabouts.

### Location

Smeeton Westerby is a small village located within some of South Leicestershire's prettiest rolling countryside. Located close to the bustling village of Kibworth Beauchamp offering amenities including GP and dentist, shopping, parish church, restaurants, and schooling. More comprehensive amenities are available in Market Harborough to the south and Leicester to the north, both providing mainline train services to London St Pancras.





The nearby village of Great Glen is home to some of the finest private schooling within the county and contributes towards the driving factor for many families considering a move into the area. A widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stonegate. Combined they offer education from ages 3 to 18 and are extremely popular. Private schooling can also be found at Oakham, Stamford, Uppingham and Oundle and are all within easy reach.

**Tenure:** Freehold

**Local Authority:** Harborough District

**Tax Band:** H

**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.

#### Satnav Information and Directions

The property's postcode is LE8 0LT, and house no 25.

Proceed out of Market Harborough on the A6 in a northerly direction heading towards Leicester city centre. At Kibworth Beauchamp turn left onto New Road, at the roundabout take the first exit onto High Street and then first left onto Smeeton Road heading towards Smeeton Westerby. On entering the village proceed along Main Street, continuing through the village until you meet a fork in the road, where there is a triangle shaped plot of allotments, bear left and then take the left turn onto Gumley Road, where the private driveway can be found on the left hand side as indicated by the Agents for sale board.









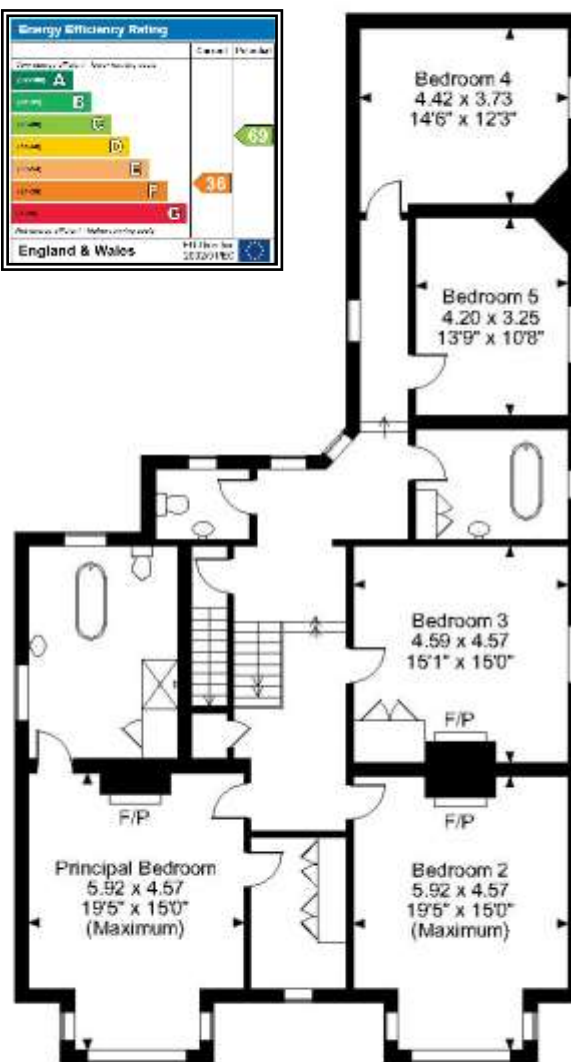
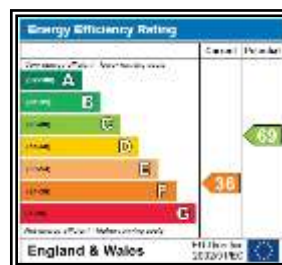
# Gumley Road, Smeeton Westerby, Leicester

Approximate Gross Internal Area

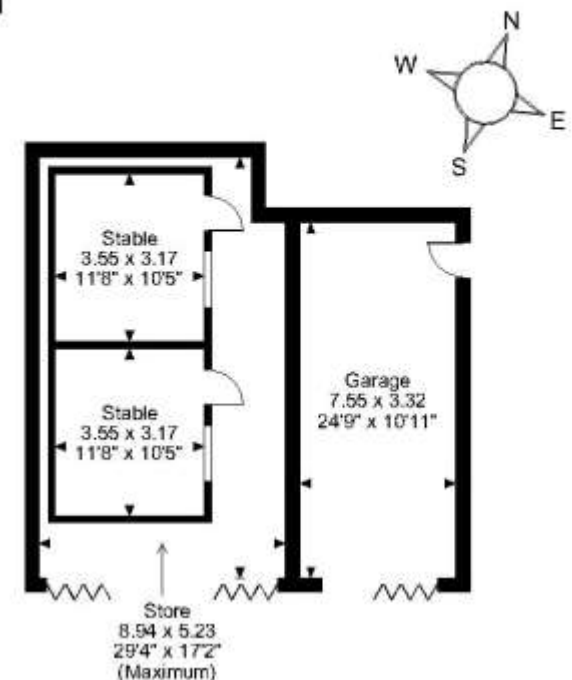
Main House = 4464 Sq Ft/415 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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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.

