

# Bank House

THE BANK, SHEARSBY, LUTTERWORTH

JAMES  
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Tucked away along a tranquil village lane, this beautifully presented four-bedroom semi-detached period home offers generous and versatile family accommodation arranged over four floors. Brimming with character and original features, it is a rare opportunity to enjoy village life in a truly unique setting.

Charming four-bedroom period semi-detached home in a peaceful village location • Set over four floors including loft and tanked cellar for flexible living space • Leaded wood-framed double glazing throughout the property • Character-filled kitchen with oak worktops, pantry, beams, and tiled floor • Spacious sitting and dining rooms with exposed beams, fireplace, and garden access • Four well-proportioned bedrooms • Family bathroom • Loft room with Velux windows and eaves storage • Converted cellar ideal as a games room, study, or extra living area • Beautiful cottage-style gardens front and rear, with patio areas and potential for off-road parking (STPP) •

#### Accommodation

This delightful village home is entered through a solid wood front door beneath a leaded window into an entrance hall with exposed beams, which sets the tone for the home's characterful interior. A tanked cellar has been cleverly converted to provide additional living space, currently serving as a games room but equally suited to use as a study, snug, or playroom. It is accessed directly from the entrance hall.

The kitchen, with views to the front, features exposed ceiling beams, a range of base-level units topped with oak worktops, a one and a half bowl stainless steel sink and drainer, and a practical pantry cupboard. The tiled floor adds rustic charm. A rear lobby leads to a large storage room housing the wall-mounted Ideal boiler, with additional doors and a window facing the front elevation. A separate cloakroom includes a low flush WC and a wash hand basin.

The dining room, complete with exposed beams, has glazed doors that open out to the rear garden, perfect for entertaining. The sitting room features a brick fireplace, built-in shelving, a cast iron radiator, exposed ceiling beams, stripped floorboards, and open out into a delightful, bright sunroom with direct access to the rear garden.

A landing with a built-in storage cupboard leads to the main bedrooms and a staircase to the second floor. A bedroom to the front of the property benefits from windows to both the front and side elevations, built-in wardrobes, exposed beams, and original floorboards. A second bedroom also faces the front, with exposed beams, original floorboards, and a useful storage cupboard. To the rear of the property are two further bedrooms, with the smaller ideal as a guest room or study. The family bathroom is well-appointed with a panelled bath, a wash hand basin with a vanity cupboard beneath, a low flush WC, a double shower cubicle, and a built-in airing cupboard. Stairs rise up to the second floor where there is a charming loft room, currently used as a flexible living space, with exposed beams, two Velux-style windows, eaves storage, and plenty of natural light.

#### Outside

To the front, delightful cottage-style gardens enhance the home's kerb appeal, with a former off-road parking space that could be reinstated (subject to consents). The rear garden is private and thoughtfully landscaped with cobbled and paved seating areas, a charming water feature, mature planted borders, and attractive walled boundaries.







#### Location

Shearsby is a highly regarded south Leicestershire village. Its popularity is derived not only from the quality of the housing stock and access to some of the County's most attractive countryside, popular village pub and church. The area is well placed for neighbourhood shopping in Kibworth. A wider range of amenities can be found in Leicester city centre and the market town of Market Harborough both less than ten miles distant and offering mainline connection to London St. Pancras in less than one hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** F

**Listed Status:** Not Listed **Built:** Mid-18<sup>th</sup> Century

**Conservation Area:** Located in Shearsby Conservation Area

**Tree Preservation Orders:** Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

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

**Meters:** Electric smart meter **Loft:** Boarded & lit

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes. Title available on request

**Flooding issues in the last 5 years:** Yes. A neighbour's pipe burst in their cellar in 2024, and there was secondary water ingress to Bank House's cellar.

**Accessibility:** Accommodation over 4 floors. No modifications.

**Planning issues:** None which our client(s) are aware of

**Satnav Information:** Property's postcode is LE17 6PF, and house name Bank House.











## The Bank, Shearsby, Lutterworth, LE17

Approximate Area = 2058 sq ft / 191.1 sq m

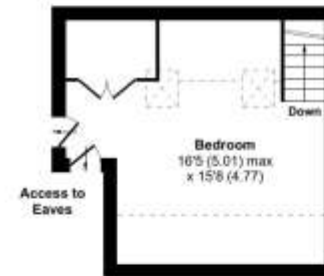
Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 2153 sq ft / 199.9 sq m

For identification only - Not to scale



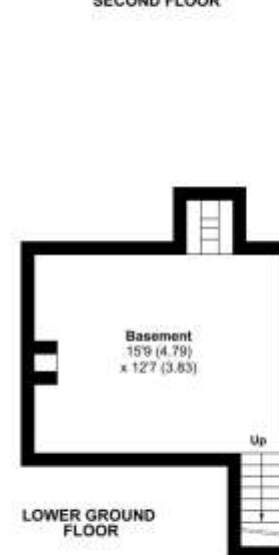
Denotes restricted  
head height



SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rodheem 2025. Produced for James Sellicks Estate Agents REF: 1305110



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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.



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