

JAMES
SELICKS

Crown Inn

THEDDINGWORTH, LUTTERWORTH



This prominent, four bedroom detached period home dates to the 1800's, and was converted from a former public house by previous owners and, since refurbished by the present owners. Crown Inn offers over 2,200 ft² of flexible accommodation and perfectly combines both period character features with modern luxuries.

Prominent detached period home • Over 2,200 sq. ft • Converted public house • Four double bedrooms • Three reception rooms • Character features • Walled garden and ample parking • Refitted kitchen and bathroom • Utility/boot room • Outbuildings • Cellar • Attic

Accommodation

A welcoming hall greets you as you step in through the canopied porch. On the right is the kitchen; refitted with an extensive range of contemporary wall and base units offering ample storage with plenty of workspace above with granite worktops. There is the added benefit of a lobby area through an open arch with space to accommodate an American fridge/freezer. The kitchen itself is bathed in natural light that pours through a large roof-lantern above. Just off the hall you will find an extremely useful and practical utility and boot room, with plumbing and space for appliances and space for your coats and shoes.

Across the hall, the guest cloakroom feels spacious and has been refitted and redecorated. As you step in to the living quarters your eyes will immediately be drawn to the double-sided log-burning stove that sits within an attractive exposed stone breast. While open flow, there are three distinct areas for relaxing, dining or playing music. A striking, exposed stone Inglenook with an open fire offers the perfect spot to relax and unwind in front of, as well as the perfect backdrop for entertaining. Door leads through to the family/garden room. With a vaulted ceiling and twin sets of patio doors and a contemporary log-burning stove, plus the added benefit of a dry-store cupboard (with space to house a refrigerator), it is the perfect spot for watching your favourite shows or live-sporting events in.

Upstairs the sense of space continues with four double bedrooms, one of which is currently used as a dressing room with fitted wardrobes and cupboards, with a door leading to the attic. Each bedroom enjoys open countryside views across the roof tops of the bungalows opposite. The family bathroom has been refitted with a suite comprising free-standing rolled top bath, walk-in shower cubicle, WC and wash hand basin. Oak brace and latch doors add to the charm and character of this delightful home.

Outside

The walled frontage, being formerly a parking area to the original public house, offers ample space for parking while the left-hand side has been landscaped and sectioned off with fencing and trellis to create a private space for outdoor relaxing. An open gateway leads through to a further dining/barbecue terrace. To the right is a range of outbuildings, believed to have been stables, which offer ample storage and also scope to convert to further accommodation subject to the necessary planning consents.





Location

Situated between Lutterworth and Market Harborough, Theddingworth is an attractive village within the open, rolling countryside of south Leicestershire. The property is well connected with major road links which include the M1 at Lutterworth and the A14 to the south linking the A1, M1 and M6. Amenities can be found in the nearby towns of Lutterworth and Market Harborough. The village also provides good access to Leicester and Northampton, with rail links found in Market Harborough and Rugby.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed **Built:** 1842

Conservation Area: Yes, Theddingworth Conservation Area

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

Tax Band: E

Services: The property is offered to the market with mains water/ drainage and wastewater drainage to a soakaway, electric underfloor heating and Bio-Mass heating.

Meters: Electric smart meter and a water meter

Loft: Boarded, insulated with ladders

Broadband delivered to the property: FTTC and 4G/5G. 36mbps

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

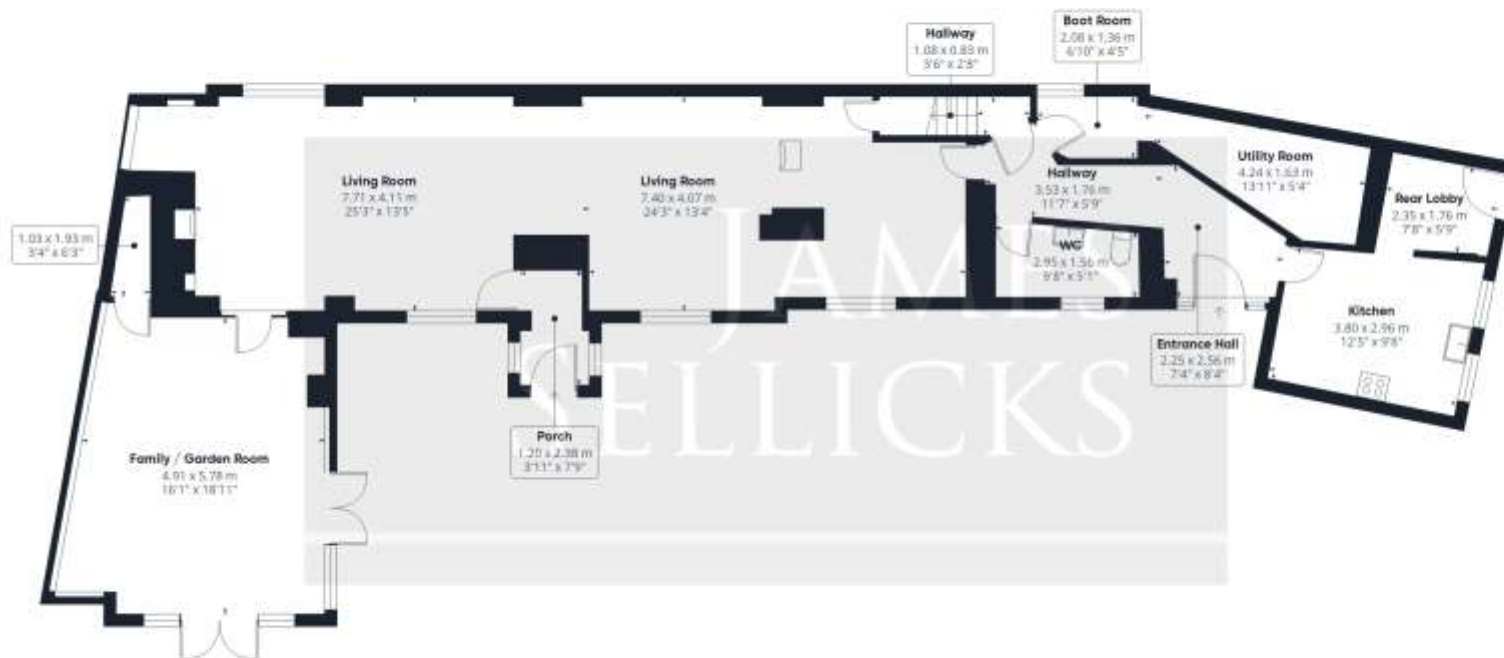
Accessibility: No internal modifications. 3 steps up to the property externally

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE17 6QY, and house name Crown Inn.







Floor 1

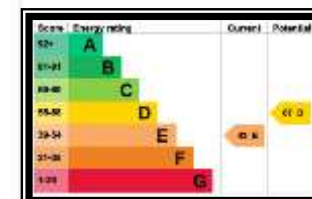


Floor 2

Approximate total area⁽¹⁾

202.6 m²

2182 ft²



(1) Excluding balconies and terraces

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.



Views to the rear

