

TALLY WASS LODGE

GILMORTON, LEICESTERSHIRE



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Tally Wass Lodge, Gilmorton Leicestershire

Within walking distance of Gilmorton village centre and within easy reach of Lutterworth town centre, Tally Wass Lodge is wrapped in over 4 acres of land including, gardens, paddocks, a 66ft Dutch barn, coach house, stabling block with 8 stables, solarium and washing area, and offers over 2,200 Sq. Ft of internal accommodation.

Unique property built in 1998 in the style of a barn conversion | Equestrian facilities | Over 2,200 Sq. Ft of accommodation | Extensive outbuildings including 8 stables, Dutch barn | Workshop | Approx 4 acres of paddocks and garden | Three bedrooms, three bathrooms | 20ft sitting room with vaulted ceiling | Farmhouse kitchen with vaulted ceiling | Utility room and tack room | No upward chain |

ACCOMMODATION

Tally Wass Lodge is brimming with character and redefines the word unique, owing to its secluded position, land and features within.

The front porch greets you as you step in through the front door. A handy guest cloakroom is tucked away discreetly to the side while a reception hall with double height ceiling beckons you in, with its striking staircase leading up. Double doors lead through to the conservatory which enjoys attractive views of the garden and flows into the grand sitting room. The striking vaulted ceiling, exposed king truss beam and exposed brick fireplace with cast-iron log burning stove combine with the paddock views to provide a feast for your eyes.

The farmhouse style kitchen features another striking exposed king truss beam with vaulted ceiling. Bespoke fitted wall and base units provide ample storage and work surface space while a two oven Rayburn range provides warmth. To the corner you will find a unique walk-in refrigeration pantry. The utility room provides a further practical laundry space and access to the garden and leads through into a tack room, with ample space and fittings for saddles and bridles.

Downstairs you will find two double bedrooms, the guest bedroom with ensuite shower room and the master bedroom with dressing area, fitted wardrobes and ensuite bathroom. Upstairs the galleried landing has space to accommodate a study/home office area with a double bedroom and separate shower room.

OUTSIDE

Approached via a gated driveway, Tally Wass Lodge is set back from the road and sits in its own private grounds which extend to approximately 4 acres. Landscaped gardens wrap the side and rear of this home with a courtyard terrace and pond. The paddocks are reached via two separate 5 bar gates and are within sight of the kitchen. Extensive outbuildings include workshop, home office (converted from stables), Dutch barn, coach house and stabling block with 8 stables, solarium and washing facilities. There is ample parking both outside and within the outbuildings.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: G

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

SPECIAL NOTE

Please note the property and land will be subject to a development uplift provision.

LOCATION

The village of Gilmorton in rural south Leicestershire is a highly sought-after location, with its traditional thatched cottages and surrounding countryside. The village has several everyday amenities, including a post office, village store, three public houses and a primary school.

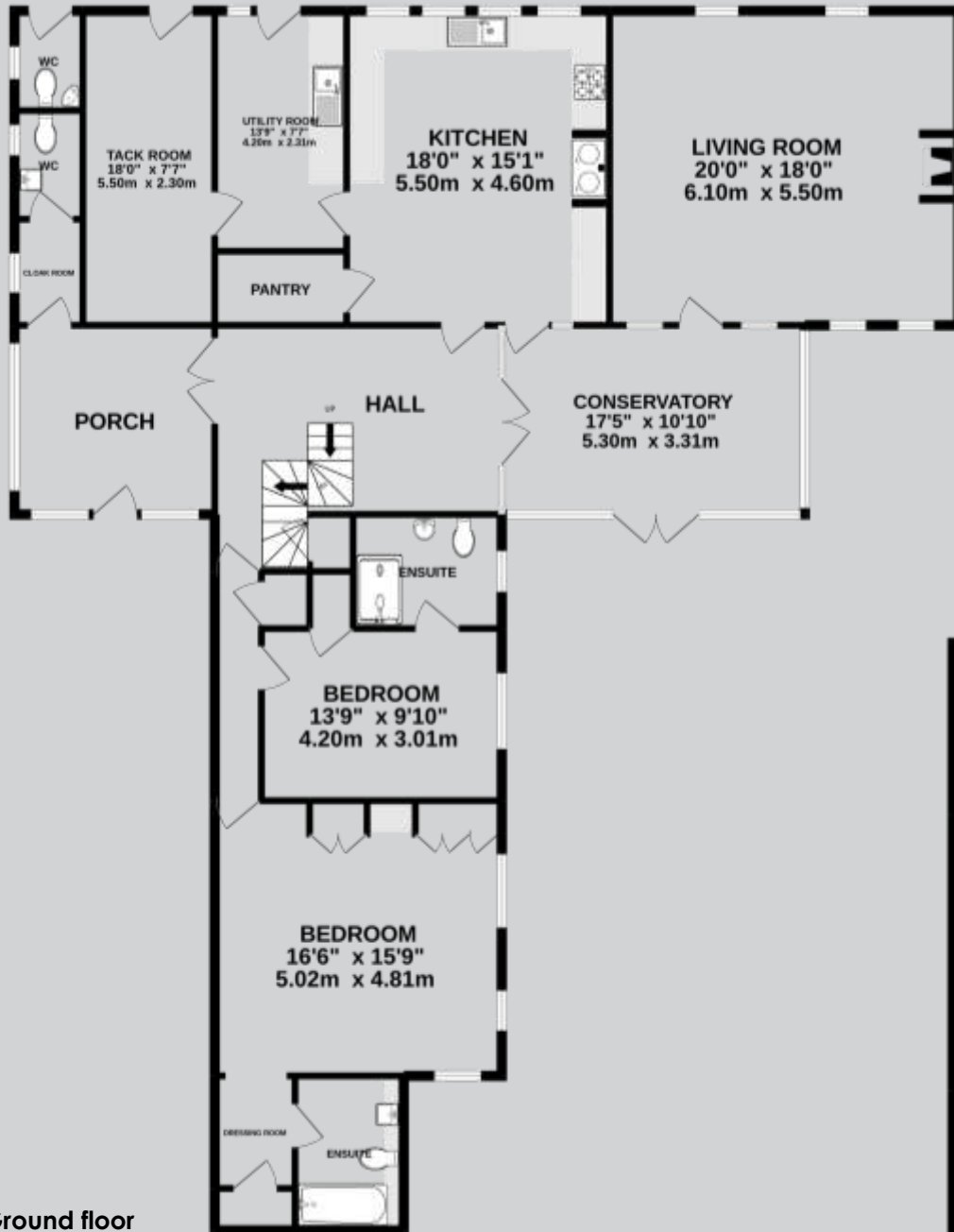
A wider range of amenities can be found at the market towns of Lutterworth and Market Harborough, while Leicester provides a wealth of shopping and entertainment options. There are excellent transport links, with the M1 within easy reach and fast rail links to London St Pancras from Leicester or Market Harborough in an approximately an hour.

DIRECTIONAL NOTE

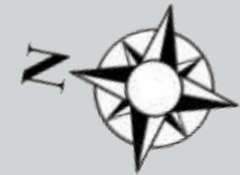
Proceed out of Market Harborough via A4304 through the villages of Theddingworth, Husbands Bosworth and North Kilworth, then turn right as signposted towards Walton. Continue this road until reaching the village of Gilmorton. Proceed through the village on Main Street, take a right hand turn into Ashby Road where the property's driveway can be found on the right hand side.



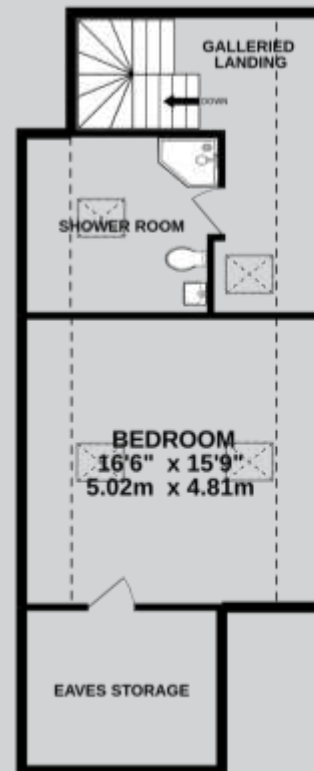




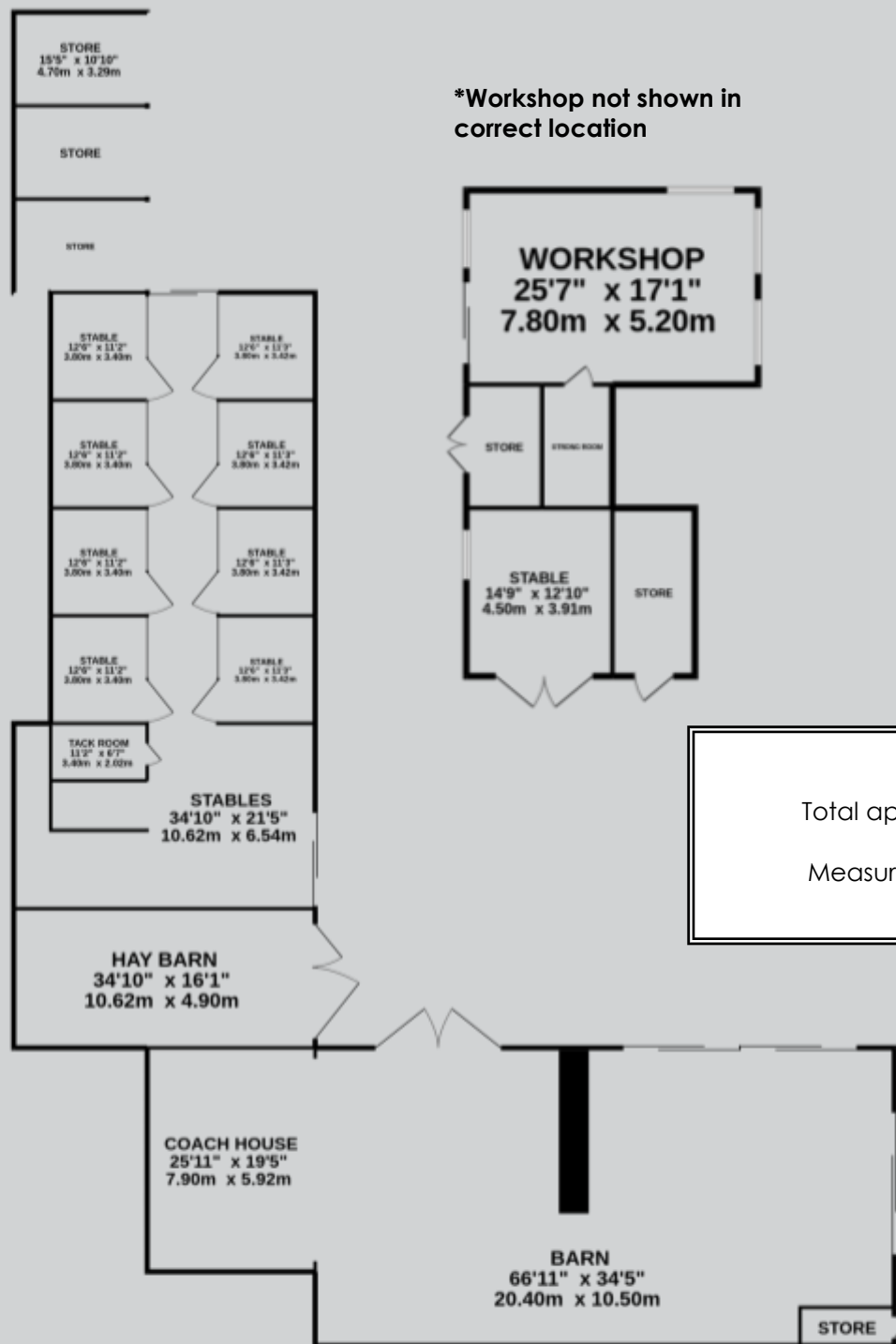
Main House
Total approx. internal floor area = 250.5 Sq. M (2,696 Sq. Ft)
Measurements are approximate. Not to scale.
For illustrative purposes only.



First floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



Outbuildings

Total approx. floor area Stables and Outbuildings = 645.5 Sq. M (6,948 Sq. Ft)

Measurements are approximate. Not to scale. For illustrative purposes only.



Plan is for indicative purposes only.



Area approximately: 4 acres.
Plan is for indicative purposes only.

Pond

GRANGE CLOSE

ASHBY ROAD

Clay Walls

The Roost

Tally
Wass Lodge

Stockwell House

1a Newton House

TURVILLE ROAD



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Measurements 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.

