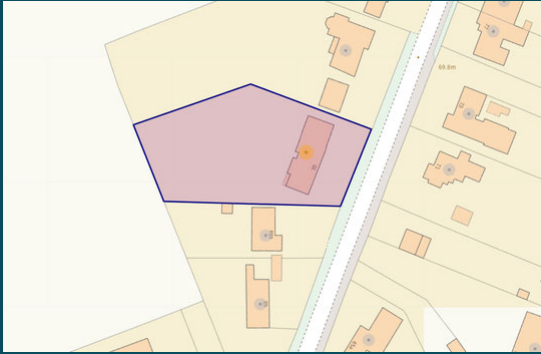




Orchard House

70 Swithland Lane, Rothley

MOORE
& YORK



Property at a glance:

- Superb approx 0.70 acre plot
- Hugely sought after location
- Detached character home
- 3500 square feet plus garages
- Village amenities nearby
- Golf course nearby
- Heated swimming pool
- Beautiful gardens to front and rear
- In/out driveway for multiple vehicles
- Integral double garage
- Further potential to develop
- Vendor has found a property

£1,450,000 Freehold



A wonderful family home in the Arts & Crafts Style dating to 1910 and offered to the market for the first time in several decades, Orchard House sits centrally on perhaps the leafiest part of the lane. This remarkable home offers almost three and a half thousand square feet of characterful and flexible living space including five bedrooms, two ensuites, family bathroom and three reception rooms over two floors and enjoying a substantial plot of just under three quarters of an acre with heated outdoor swimming pool within the landscaped gardens, multi-car driveway and an un-overlooked rear aspect.

ROTHLEY

Rothley is a sought-after North Leicestershire village and is ideally placed for access to the University town of Loughborough, the City of Leicester and the M1/M42 Motorways. The combined villages of Rothley, Mountsorrel and Quorn offer a good range of amenities to include schooling, shopping, places of worship and recreational pursuits. Plus regular direct bus routes to Loughborough and Leicester city centre for employment and recreation needs as well as Rail travel to London St Pancras.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'TBC' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate>

FRONTAGE AND DRIVEWAY

The gravelled return driveway offers multi-vehicle parking and access to the larger than average integrated double garage via two electrically operated doors. The planting is mature and well maintained and to the side of the plot is access to the side of the property and rear gardens beyond.

COVERED PORCH

With supporting pillars and open to the front elevation with internal access to the entrance vestibule and beyond to the hallway and internal accommodation.

ENTRANCE VESTIBULE

1.68m x 1.45m (5' 6" x 4' 9") With door to the porch and internal door leading inwards to:





HALL

8.35m x 1.20m (27' 5" x 3' 11") min. A welcoming reception space with access off to the lounge, study/dining room, sitting room, guest bedroom and kitchen with staircase leading up and off the rear hallway to the main first floor landing.

LOUNGE & SNUG

10.14m x 5.31m (33' 3" x 17' 5") max. With two distinctly separate spaces comprising a spacious lounge and a cosier snug seating space with impressive fireplace and log burning stove giving access to the arbour/loggia which then overlooks the garden and pool: ideal for sheltered warm evenings with a glass of something cold

and a good book!

DINING ROOM & STUDY

7.44m x 4.67m (24' 5" x 15' 4") max. A dual purpose space with the dining area situated to the far end giving ample room for entertaining and also providing ample study space with alcove housing a piano. Having a dual aspect with french doors to a side patio area, two windows to the front elevation and two central heating radiators.

SITTING ROOM

3.64m x 3.37m (11' 11" x 11' 1") max. A cosy room with window to the front elevation which is ideal when the

larger living spaces aren't required. Close to the kitchen so absolutely ideal for settling down after a meal.

GUEST BEDROOM FIVE

4.04m x 3.68m (13' 3" x 12' 1") A double bedroom with window to the front elevation set off to the side of the entrance hall. A walk in wardrobe provides excellent storage directly thereof.

EN-SUITE BATHROOM

3.68m x 1.81m (12' 1" x 5' 11") With three piece suite comprising: bath with surround and washbasin to vanity unit plus WC and towel radiator.

REAR HALL

4.23m x 1.75m (13' 11" x 5' 9") With feature window to the rear elevation and stairs to the first floor main landing a set of double doors leads at the side of the room to:

KITCHEN AND BREAKFAST ROOM

8.52m x 5.30m (27' 11" x 17' 5") Overall. With centre peninsular housing the Rayburn oven, additional oven and five ring hob, space for American style fridge freezer and more than ample storage. The breakfast area is ideal for day to day dining and with two large windows to the rear elevation there's a lovely view to the garden wherever you look.

LAUNDRY/BOILER ROOM

1.79m x 1.58m (5' 10" x 5' 2") Housing the property's central heating boiler and with additional radiator this room is ideal for general laundry storage and drying.

REAR HALLWAY

4.28m x 2.37m (14' 1" x 7' 9") With access to the integral garage, and stable door to the kitchen breakfast area presenting easy grocery shopping transfer and with its own door to the front elevation and staircase to the master bedroom landing above.









INTEGRAL DOUBLE GARAGE

7.4m x 5.62m (24' 3" x 18' 5") A larger than average double providing easily accessible parking via the twin electrically operated doors from the driveway and with lighting, power, plumbing for the washing machine and double doors leading to the pool pump room.

REAR GARDEN ROOM & INTEGRAL OUTBUILDINGS

2.68m x 2.31m (8' 10" x 7' 7") 2.68m x 2.31m (8' 10" x 7' 7") Accessed from the kitchen and having Upvc double doors/side screens to the rear elevation and double and single doors off to the pool pump room (2.68m x 1.79m) and a covered external space (which houses the swimming pool air source heat pump) respectively.

From the covered space two doors lead to a garden store (1.79m x 1.67m) and a gardeners WC (1.79m x 1.24m).

FIRST FLOOR LANDING TO MASTER BEDROOM

3.62m x 2.16m (11' 11" x 7' 1") min. With steps leading down and off to the master bedroom, door to the shower room and door to an additional landing corridor with eaves storage off at either side and leading through to the bathroom and the main landing beyond.

MASTER BEDROOM

5.58m x 5.02m (18' 4" x 16' 6") With dual aspect allowing this spacious double room lots of light with window to the front elevation and french doors to a wonderful roof top veranda/balcony with new decking and railed balustrade which provides a sunny space to sit and enjoy the view over the pool and gardens.

SHOWER ROOM

3.08m x 2.58m (10' 1" x 8' 6") Serving the main bedroom with a three piece suite comprising corner shower, WC and wash basin set to a countertop, additionally there's plentiful storage, a towel radiator and window to the rear elevation.

MAIN LANDING

4.86m x 2.12m (15' 11" x 6' 11") min. With WC off and











access to three bedrooms and the bathroom. Accessed via the rear ground floor hallway.

BEDROOM TWO

4.41m x 3.61m (14' 6" x 11' 10") plus bay. With window overlooking the rear garden, eaves storage off, fitted wardrobes and storage.

BEDROOM THREE

4.88m x 3.15m (16' 0" x 10' 4") With wash hand basin, eaves storage and fitted wardrobes this spacious

double room overlooks the pool and rear garden.

BEDROOM FOUR/ OFFICE

3.15m x 2.88m (10' 4" x 9' 5") Currently a home office but large enough to comfortably provide an additional bedroom. Window to the front elevation overlooks the driveway.

WC

2.29m x 0.94m (7' 6" x 3' 1") With a two piece suite comprising WC and wash hand basin.

BATHROOM

3.38m x 2.62m (11' 1" x 8' 7") Plus corridor. With airing cupboard off and connecting corridor to the main bedroom landing, window to the rear elevation and four piece suite with bath to alcove and double radiator.

GARDENS AND POOL AREA

The plot is a delight - well proportioned with fairly even width and depth with a gentle slope towards the foot. Mature shrubs and trees abound with covered and uncovered patio spaces, small orchard area and several well maintained lawned areas creating several distinctly useable spaces ideal for family use and all set around the kidney shaped open air swimming pool which has a modern filtration system and is heated by way of an air-source heat pump.

TENURE

The property's tenure is understood to be FREEHOLD.

SERVICES

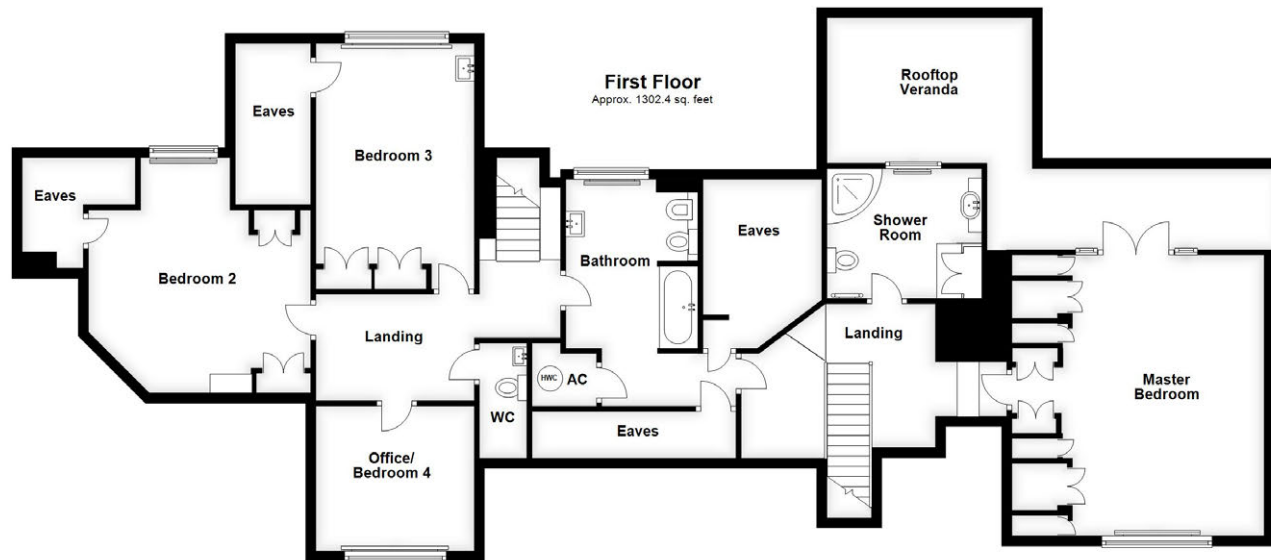
All main services are understood to be available. Central heating is gas-fired, pool heating by way of air-source heat pump and electric power and light points are fitted throughout the property.

COUNCIL TAX BANDING

The property has a council tax rating of 'G' via Charnwood Borough Council.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Total area: approx. 3449.6 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

