



## Willow Farm, Winchester Road, Blaby Leicester, LE8 4HN

**Guide Price £770,000 Via Auction**

To be sold via auction, this is a unique opportunity to purchase a farmhouse set within approximately 5.5 acres of land with a number of single and double storey outbuildings including stables, offering a versatility of uses, located on the Blaby and Countesthorpe border. The property and development is accessed via a private road and would make an excellent opportunity for owner occupation, renovation project or stabling for horses. Local schooling and Blaby town centre are close by with its array of coffee shops, independent shops and supermarkets. Parking is available for many vehicles and there is ample garaging on offer.

**This detached family home offers a great flow of accommodation over two floors, though would benefit from some modification and upgrade. The accommodation of the main building, in brief, comprises of a spacious hall, three receptions rooms, fitted dining kitchen, double-glazed conservatory, three double bedrooms, spacious bathroom and additional shower room. Each morning you will wake up to the open field views that come with this extensive plot, which would create an excellent environment for family gatherings. To discover more about Willow Farm or if you would like to make an appointment to view, please contact Knightsbridge Estate Agents.**





## Property Specification

### Entrance Hall

Entered via a uPVC double-glazed door, coving to ceiling, stairs providing access to first floor, radiator.

### Reception Room One 14' x 12'6"

With double-glazed window to rear elevation, chimney breast with gas fire, stone surround and hearth, coving to ceiling, radiator.

### Reception Room Two 14'3" x 14'

Having uPVC double-glazed window to rear elevation, coving to ceiling, radiator, door providing access to bar/storage room.

### Reception Room Three 13'1" x 11'10"

Having a double-glazed window to front elevation, exposed beams to ceiling, chimney breast incorporating a wood burning stove with fire surround and hearth, television point, radiator, door providing access to pantry, which has a further door providing access to an additional storage room with a single-glazed window that could be used as an office.

### Fitted Kitchen 19'6" x 10'8"

Having a double-glazed window to front elevation, ceramic tiled flooring, a range of base and wall units accompanied by Corian work surfaces incorporating a double sink, drainer and mixer tap, range freestanding five-ring gas hob and electric double oven and grill with extraction hood over, integrated dishwasher, fridge freezer, exposed wooden ceiling beams, spotlights, door providing access to:

### Utility Room 7'7" x 5'3"

Having ceramic tiled flooring, a range of wall and base units accompanied by Corian work surfaces incorporating a stainless steel sink, drainer and mixer tap, splashback, washing machine, tumble dryer, ceiling spotlights.

### Conservatory 26'7" x 12' minimizing to 9'1"

Double-glazed conservatory having wood-effect laminate flooring, plentiful natural light coming through windows to side and rear elevations with blinds, double-glazed

## Features

- ⌘ Set Within Approx 5.5 Acres of Land
- ⌘ Three-Bedroom Detached Farmhouse
- ⌘ Three Reception Rooms
- ⌘ Fitted Kitchen, Utility, Double-Glazed Conservatory
- ⌘ Shower Room & Bathroom
- ⌘ Abundance of Outbuildings
- ⌘ Private Road
- ⌘ Viewing Highly Recommended



## Property Specification (continued)

### Lobby

With double-glazed window to front elevation, double-glazed door providing access to front yard, ceramic tiled flooring, wall-mounted boiler, door providing access to downstairs shower room.

### Shower Room

With double-glazed window to front elevation, level-access shower, low-level WC, wash hand basin/vanity unit, tiled walls, feature chrome radiator.

### First Floor Landing

With uPVC double-glazed window to side elevation, coving to ceiling.

### Bedroom One 14' x 12'1"

Having a uPVC double-glazed window, built-in wardrobes, radiator.

### Bedroom Two 12'7" x 12'2"

Having double-glazed window, built-in wardrobes, wash hand basin, radiator.

### Bedroom Three 13' x 11'7"

Having double-glazed windows to side and rear elevations, built-in wardrobes, vanity unit, sink and radiator.

### Bathroom 16'4" x 12'1"

This spacious five-piece bathroom provides plenty of natural light coming through the double-glazed windows to side and rear elevations, part tiled walls, corner bath with shower head over, shower cubicle, low-level WC, bidet, wash hand basin, built-in cupboard, radiator.

### Outside

The property has a long driveway starting from Winchester Road and leading to the complex, which has an abundance of acreage in the form of two fields. There are also a number of garaging facilities, single and double storey outbuildings, semi-open outbuildings, stables and a mini orchard.



### Tenure

Freehold

### Council Tax

Band G

### Agent's Note

It is of the agent's opinion that this is a fantastic opportunity to purchase a farmhouse with outbuildings and land in the region of five acres.

#### Auction Details:

The sale of this property will take place on the stated date by way of **TIMED AUCTION** and is being sold as **Unconditional with Variable Fee (England and Wales)**.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

#### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





## Property Layout



## Energy Efficiency Rating

**Current Rating** – E 42

**Potential Rating** – B 89



### Important Note: Room Specifications

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge estate agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.'

### Important Note: Floorplans

The floor plans are NOT TO SCALE, and are intended for use as a guide to the layout of the property only.

They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

**We'll keep you moving...**

