



Old Church Street, Aylestone

Offers Over £350,000 Leasehold

A rare opportunity to acquire a Curtilage Listed converted stables within the grounds of historic Aylestone Hall. Packed with character features, versatile accommodation, a cabin and gated parking.

Lease Length - 999 years from 2002

Ground Rent £0.00 Per Year

Service Charges: £0.00 Per Year





Entrance Hall

Welcoming entrance hall providing access to the principal accommodation. Benefiting from neutral décor and access to the office, WC and living accommodation.

Office

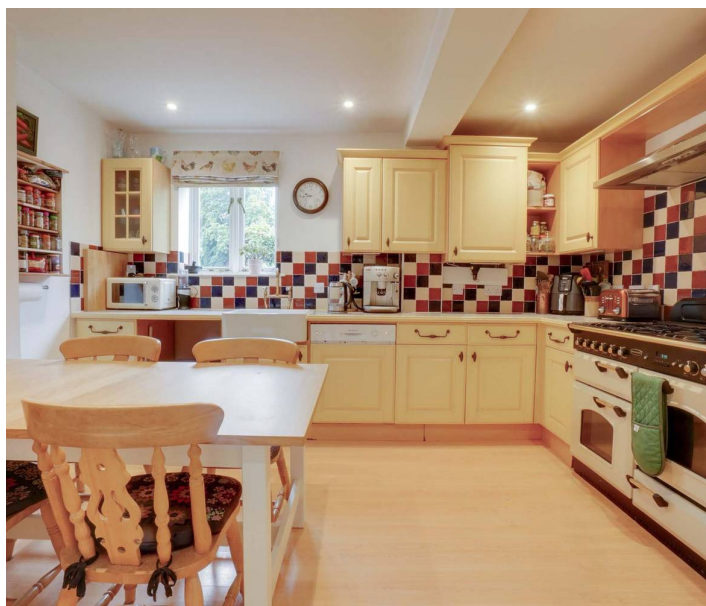
7' 7" x 4' 9" (2.32m x 1.45m)

Positioned just off the entrance hall, this useful office space provides an ideal area for home working, studying or managing day-to-day administration. Benefiting from a window providing natural light, radiator and power points, the room offers practical and flexible accommodation that could also be utilised as a hobby room or additional storage space if required.

Ground Floor W/C

4' 11" x 2' 8" (1.50m x 0.81m)

1.50m x 0.81m. Fitted with a WC and a wash hand basin. Benefiting from vinyl flooring, a radiator and a sliding wooden door.



Bedroom One

12' 4" x 10' 4" (3.75m x 3.14m)

Double bedroom positioned to the front of the property and currently utilised as an additional reception room. Benefiting from an original fireplace, double glazed window, radiator, carpet flooring and wooden internal door. Offering excellent flexibility depending on the purchaser's requirements.



Bedroom Two

11' 8" x 10' 5" (3.55m x 3.18m)

Well-proportioned double bedroom positioned at the front of the property. Benefiting from built-in wardrobes, carpet flooring, double-glazed windows, a radiator and a wooden internal door.

Bedroom Three

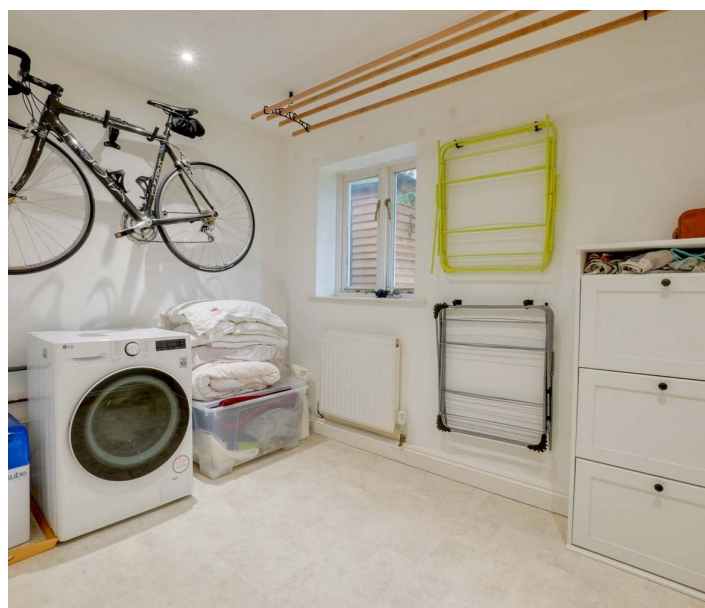
10' 0" x 7' 0" (3.04m x 2.13m)

Currently utilised as a utility room and benefiting from plumbing for a washing machine, double-glazed window, radiator and vinyl flooring. A versatile room that could easily be returned to use as a third bedroom, dressing room, hobby room or additional workspace depending on requirements.

Bathroom

6' 0" x 6' 6" (1.82m x 1.99m)

Fitted with a bath incorporating a shower over, a wash hand basin and WC. Benefiting from two windows providing natural light and ventilation, together with a radiator.









Kitchen

12' 10" x 10' 4" (3.92m x 3.15m)

Characterful kitchen fitted with a range of wall and base units with complementary work surfaces. Features include a Rangemaster cooker, which will remain as part of the sale, an integrated dishwasher, an integrated fridge freezer, tiled splashbacks, an original fireplace, laminate flooring and a radiator. A bright and practical space retaining the character expected of a Grade II Listed property.

Lounge

16' 11" x 14' 0" (5.16m x 4.26m)

Impressive principal reception room currently utilised as a piano room and forming the heart of the home. Rich in character and featuring exposed ceiling beams, fireplace, parquet flooring, tall radiator and two double-glazed windows providing excellent natural light. The room benefits from access to the snug area and loft space and offers a wonderful blend of period charm and practical living space.

Snug/Mezzanine

3' 11" x 7' 5" (1.20m x 2.25m)

Charming additional seating area positioned off the main lounge. A cosy space ideal for reading, relaxing or displaying furniture and artwork whilst enhancing the property's character and individuality.

External Detached Cabin

Positioned at the front of the property is a detached timber cabin currently divided into two separate sections. One section is currently used for storage and was previously utilised as a home office, whilst the second section serves as a pantry. Offering excellent flexibility for home working, storage or hobby use, it is insulated and has lighting and powerpoints.

Front Garden

Attractive frontage complements the character of the property with pathways leading to the converted stables and detached cabin. The setting within the grounds of Aylestone Hall creates a unique and highly desirable environment.

Rear Garden

Private outdoor space with brick pathways and mature surroundings, complementing the character of the property and providing a pleasant area for outdoor enjoyment.

Driveway

Gated off-road parking positioned behind secure access, providing parking for up to one vehicle.



1st floor



Ground floor

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling, including Granby Primary School and Montrose School. Within reach are local sporting facilities such as Grace Road Cricket Ground, King Power Football Stadium and Leicester Tigers Stadium further afield. Regular bus routes running to and from Leicester City Centre and the main ring road are also within reach, giving easy access to M1 & M69 motorway junctions. Fosse Retail Park is also within reach.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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