

**Stoughton Road**  
**Stoneygate, Leicester, LE2 2EB**

Asking Price: £995,000



Oliver Rayns  
ESTATE AGENTS







- Electric Gates With Video Intercom And CCTV
- Bespoke Handmade Timber Heritage Style Front Door
- Open Plan Kitchen With Skylight And Garden Views
- Detached Converted Farm House
- Underfloor Heating On The Ground Floor
- Double Glazed Sash Windows
- Feature Freestanding Bath Linked To En-suite
- Landscaped Garden With Evening Lighting System
- Formal Living Room With Parquet Flooring
- Driveway For Four Cars Plus Detached Garage

An extraordinary five bedroom period home seamlessly blending heritage character with high end contemporary living, privately positioned behind electric gates. Thoughtfully extended and luxuriously appointed throughout, this converted farmhouse offers expansive accommodation nearing 3,500 sq ft with bespoke finishes, landscaped gardens, and a detached garage.

A rare opportunity to acquire a truly exceptional period home, meticulously converted from an original farmhouse and finished to the highest specification throughout. Positioned behind secure electric gates with video intercom and full CCTV coverage, this exquisite home offers nearly 3,500 square feet of refined living space across three floors, blending timeless character with bespoke contemporary design.

Set well back from the road, the property enjoys a commanding presence with a wide private driveway offering parking for four vehicles and access to a detached garage. The façade is finished in fresh white render with contrasting black window frames, including upgraded double-glazed sashes that have been skillfully inserted and grouted into the original frames to preserve their traditional charm. The handmade front door is a heritage-style timber feature with inset glass panels, crafted to mirror the property's period roots.

Inside, the entrance hall sets the tone with herringbone parquet flooring that flows through to the formal living room, a space of refined architecture featuring decorative wall panelling, deep bay window and bespoke cabinetry. The heart of the home lies to the rear – an outstanding open plan kitchen, dining and family room spanning over eleven metres in width. This vast space is flooded with natural light via large bifolding doors and an overhead lantern skylight, offering seamless access to the garden and patio.

The kitchen is fitted with sleek grey cabinetry and integrated appliances, including twin ovens, a Bosch gas hob and concealed extractor. A central island finished in stone provides both prep space and casual dining beneath statement pendant lighting.

A separate study offers the ideal work from home space while the ground floor also includes a guest WC, utility area and rear lobby with access to the boiler room. The entire floor benefits from underfloor heating, continuing through to each level above.

To the first floor, a bright galleried landing leads to four generous bedrooms, including a principal suite of impressive proportions. This luxurious retreat incorporates a dedicated dressing room with oak cabinetry and integrated LED lighting, and flows directly into an opulent en-suite bathroom featuring a freestanding oval bathtub, walk-in rainfall shower and twin basin vanity. The family bathroom is finished in striking dark marble tiles, complemented by a wall-hung double vanity and inset lighting, while a fourth bedroom sits adjacent and would suit use as a nursery or further office.

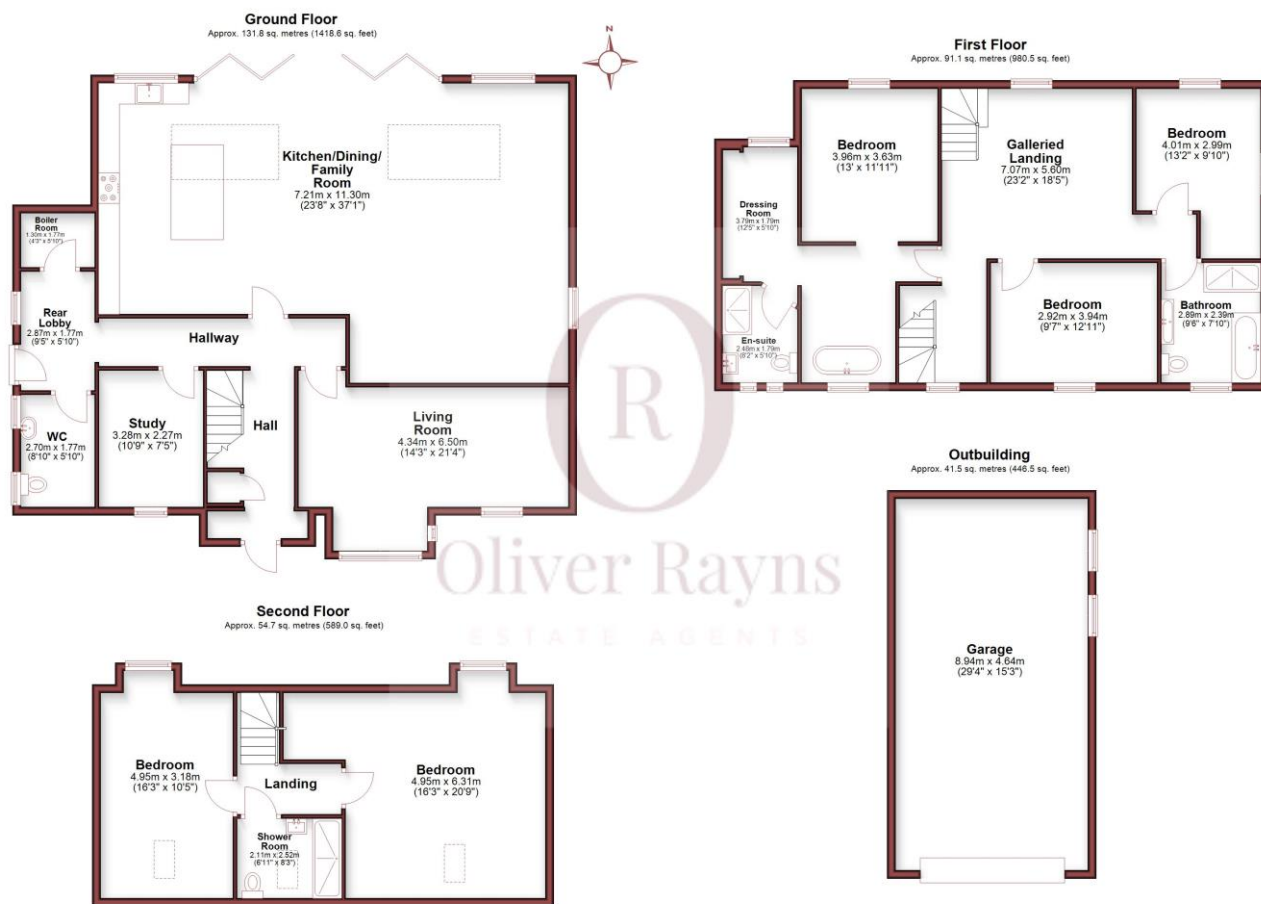
The top floor features two further expansive double bedrooms, each with vaulted ceilings and skylights, offering flexibility. A stylishly tiled shower room with WC completes this level.

Externally, the rear garden is a private space enclosed by mature trees and hedging. A wide porcelain patio runs the width of the house, ideal for outdoor dining and entertaining, with integrated evening lighting to extend use into the night. The lawn beyond is flat and bordered with raised beds and planting, creating a peaceful green outlook from the main living spaces.

The property is situated in the highly sought after area of Stoneygate, one and a half miles from the City Centre, providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre.







Total area: approx. 319.1 sq. metres (3434.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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