

**The Old Grammar School,
School Road,
Kibworth Beauchamp, Leicester, LE8 0EW**

Asking Price: £695,000



Oliver Rayns
ESTATE AGENTS



- Grade II Listed
- Old Grammer School
- Three Double Bedrooms
- Kitchen From Dale Penney
- Hive Heating System
- Amtico Flooring
- Driveway For Several Vehicles
- Detached Garage
- Original Sash Windows Throughout
- New Boiler And Immersion

Formerly the Music Block at the old Kibworth Grammar School, which was founded in the 14th century, this beautiful red brick Grade II listed building with a Welsh slate roof was built in 1725 and later extended in 1836 and 1887. Later, after a more modern school had been constructed in 1936, it was converted into three stunning, historic townhouses retaining an abundance of original features.

Located in the sought-after village of Kibworth Harcourt on the outskirts of Leicester, we are thrilled to offer for sale this elegant end townhouse, which has been lovingly refurbished by the current owners. Traditional features, including original sash windows, oak doors and wood floors, have been thoughtfully blended with today's modern facilities and this amazing home now offers a wonderful family living space. There is now underfloor heating in the bathrooms and utility room, Amtico flooring in the kitchen/breakfast room, a new boiler and immersion heater installed along with a Hive heating system and décor by Harlequin, and John Lewis.



This outstanding Mews property is approached via a gravel driveway and paved steps with iron railings on either side to the impressive oak front door. As you enter the hall, which leads through the ground floor, there is a grand drawing room on the left with fabulously high ceilings. Tall leaded light windows allow the light to pour into the room highlighting its many features, including an attractive fireplace that is inset with an electric coal effect fire with a stone hearth, surround and mantel above.

A second door from the drawing room guides you back into the rear of the hall and up the carpeted stairs to the galleried first-floor landing. A facing window throws light into the area and on this floor is the magnificent principal bedroom suite. Central to the room is an original cast iron fireplace with a wood surround and mantel above, and there are fitted wardrobes to one side. The impressive Victorian-styled en suite shower room is part tiled and incorporates a low-level WC a stylish wash hand basin set on a chrome stand, a large storage cupboard and a walk-in fully tiled shower cubicle with a glass screen. Adjacent is the dressing room with a range of full-height fitted wardrobes with storage space above, which could also be combined as a personal study.

From the first floor landing is a turned staircase to the second floor, also with a facing window that bathes the galleried landing with plenty of light. There is also ample space for a chest of drawers or a classically-shaped armchair next to the window. Off the landing is a hallway which gives access to the second bedroom, which features a vaulted ceiling with exposed beams, and the double-aspect third bedroom which also has a vaulted ceiling. On this floor there is the part-tiled shower room, which has a low-level WC, a wash hand basin set into a vanity unit that offers storage space below with a mirror and glass shelf above, and a fully tiled walk-in shower cubicle.

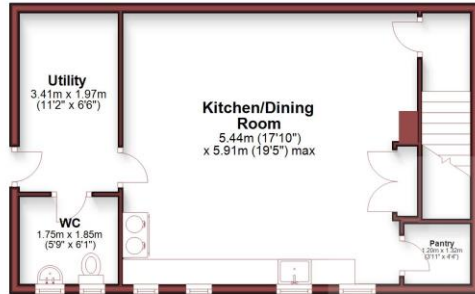
Back down on the ground floor and opposite the front door is the stairs down to the outstanding kitchen/breakfast room with an Amtico wood floor and exposed beams. On either side of this impressive double-aspect room are original cast iron fireplaces with wood surrounds and mantels above. The kitchen features an extensive range of wall, base and drawer units with marble work surfaces above, an inset Butler sink with mixer tap, an Aga with an extractor hood above and integrated appliances, including a new dishwasher. Central to the room is the island that provides seating on all four sides.

From the kitchen is the utility room, which has a tiled floor with underfloor heating, a range of full-height storage cupboards with space for a washing machine and tumble dryer, and a door to the garden. Off here is also the cloakroom with a low-level WC, wall-mounted wash hand basin with a colourful mosaic tiled splashback and a large mirror on one wall.

A delightful feature of this fabulous property is the garden with an easy-to-maintain Astroturf surface and is bordered by wood fence panels, as well as a wonderful array of shrubs and trees. A small brick-paved patio area has steps up to the lawns where you will find a seating and barbecue area. Within the garden is the former garage which has been converted into a gymnasium, which could easily be repurposed back to a garage as the up-and-over door at the front has been retained. Next to the garage is a wooden pedestrian side access gate to the front driveway.



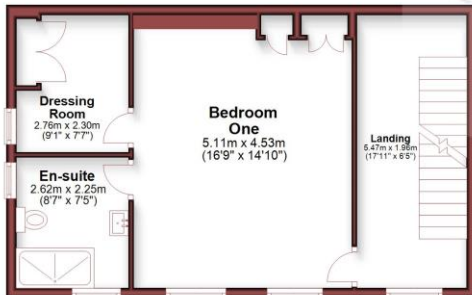
Lower Ground Floor
Approx. 48.6 sq. metres (523.3 sq. feet)



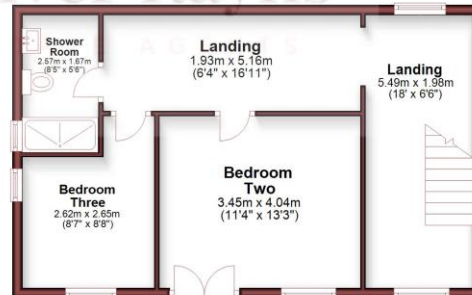
Ground Floor
Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor
Approx. 47.4 sq. metres (510.6 sq. feet)



Second Floor
Approx. 48.7 sq. metres (524.1 sq. feet)



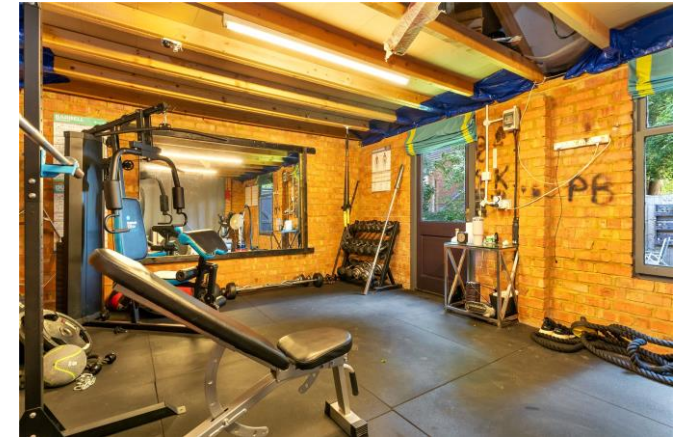
Outbuilding
Approx. 22.9 sq. metres (247.0 sq. feet)



Total area: approx. 217.2 sq. metres (2338.2 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.





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