

Scholars Walk
Stoneygate, Leicester

Asking Price: £450,000





- Luxury Grade 11 Listed Apartment
- Former Schoolhouse Built in Approx. 1859
- Driveway And Garage Accessed Via A Private Road
- High Ceilings And Generous Period Proportions Throughout
- Three Large Reception Rooms
- Bright Conservatory Overlooking The Garden
- Two Double Bedrooms
- Two Well-Appointed Bathrooms
- No Onward Chain
- Sought After Location Of Stoneygate



A beautifully presented two bedroom apartment set within a Grade II Listed former Victorian schoolhouse, offering three reception rooms and two bathrooms, together with a driveway, garage and rear garden, accessed via a private road in the heart of sought-after Stoneygate.

Believed to have been built in 1859 as the original Stoneygate School, this striking Grade II Listed Victorian schoolhouse was sensitively converted by William Davis Homes in the mid-2000s, creating a small, exclusive collection of homes set within well-maintained communal grounds and accessed via a private road.

Within this development sits a beautifully presented and spacious two bedroom apartment, offering exceptional character throughout, including high ceilings and generous period proportions. Unlike many of the apartments within the building, this home is entered via its own private front door, positioned to the rear of the property away from passing traffic, offering residents a genuine sense of privacy and independence rather than a shared communal entrance. A private driveway leads directly to the property's own garage, providing secure off-road parking rarely found so close to the city centre.

Inside, the living room forms the heart of the home, with generous double doors opening through to the dining room beyond, ideal for entertaining when thrown open as one sociable space, or closed off to create a more formal, separate dining room when required. The kitchen sits conveniently to hand, well-equipped with ample cabinetry and worktop space for everyday cooking and storage. Beyond this, a conservatory extends the living accommodation further still, a genuine sun trap that floods the rear of the home with natural light throughout the day and provides a lovely spot to sit and look out over the grounds, effectively giving the apartment a third reception room. Two well-proportioned double bedrooms complete the home. The principal bedroom benefits from its own private en-suite, while the second bedroom is served by a separate shower room, accessed independently off the main hallway. A newly installed hot water cylinder and a dedicated comms cupboard add further practicality, keeping essential services neatly out of sight.

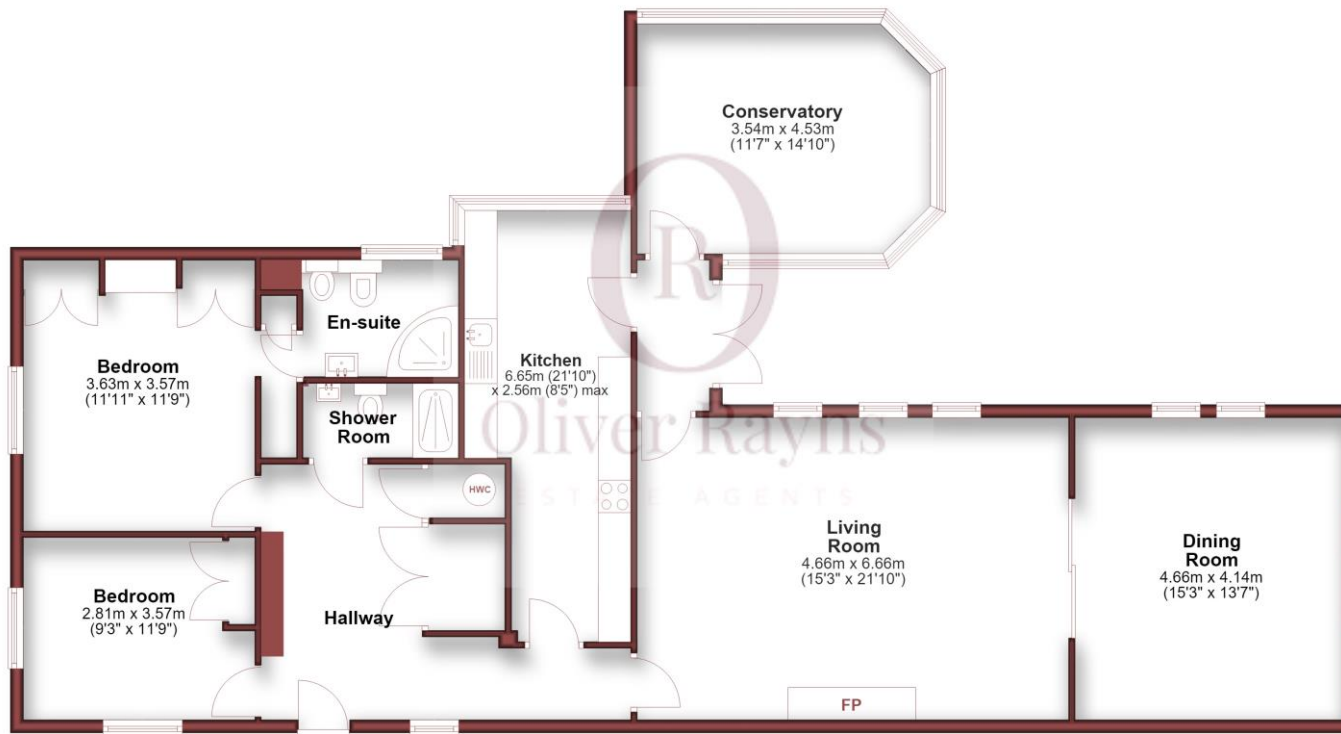
Outside, a private garden completes the picture, a rare find for an apartment of this kind and one that instantly sets this home apart. Enclosed by wrought iron railings and a gate, the garden is laid mainly to lawn and bordered by well-established planting, including mature shrubs, climbing roses and specimen trees, offering both colour and privacy throughout the seasons. Beyond the railings, residents enjoy views out over the development's beautifully maintained communal grounds, framed by mature trees and traditional lamp posts, reflecting the luxury and quality of this converted schoolhouse setting. It's a genuinely peaceful outdoor space, perfect for relaxing or entertaining, in this quiet, leafy corner of Stoneygate.

Scholars Walk is located in the heart of Stoneygate, popular for its ease of access to the city centre, professional quarters and mainline railway station, along with local day-to-day shopping found along the trendy Allandale Road, Francis Street and Queens Road parades.



Ground Floor

Approx. 138.3 sq. metres (1488.3 sq. feet)



Total area: approx. 138.3 sq. metres (1488.3 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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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