



The Manor House, 33 Church Road,
Nailstone,
CV13 0QH



£875,000

Front

The Manor House occupies an impressive position within the village, set back from Church Road opposite the historic village church. The mature frontage provides an attractive approach to this substantial period home and immediately hints at the character and history found within. There is a free standing tandem garage and gravelled driveway for multiple vehicles.

Entrance Hallway

A particularly atmospheric introduction to The Manor House, immediately revealing the age and character of the building. The hall retains substantial exposed ceiling timbers and structural detailing which form part of the earliest fabric of the house, providing an impressive sense of history from the moment you enter. The 2002 Historic Building Survey identified significant surviving timberwork within this part of the property, reflecting the house's origins dating back several centuries.

Drawing Room

An impressive principal reception room of excellent proportions and considerable character. The room is distinguished by its substantial exposed ceiling timbers and open fireplace, creating a wonderfully atmospheric setting for both formal entertaining and everyday family living.

The Historic Building Survey records notable surviving timberwork within the principal ground-floor rooms, including substantial moulded beams which provide an important reminder of the age and evolution of the house. These historic details, combined with the scale of the room, give the Drawing Room a presence rarely found in more modern properties.

Dining Room

A magnificent and highly characterful reception room providing generous space for a substantial dining table and accompanying furniture. Of particular note are the exposed historic timbers and traditional fireplace, which contribute greatly to the atmosphere of the room. The 2002 survey records an historic inglenook fireplace within the original hall Range, together with substantial ceiling beams and surviving structural timberwork, illustrating the considerable age and significance of this part of the house.

This is a wonderful room for entertaining, with the scale and architectural character to accommodate large family gatherings whilst retaining the warmth and intimacy associated with a much older home.

Sun Room

A bright additional reception space enjoying an attractive outlook towards the gardens. The sun room provides a more informal area in which to sit and relax and creates a pleasant connection between the house and its mature surroundings.

Cellar

The property also benefits from traditional cellar accommodation housing the oil fired boiler, providing useful storage and adding another interesting element to the historic fabric of the house.

Snug

A charming secondary reception room offering a more intimate alternative to the larger principal rooms. Ideally suited as a cosy sitting room, television room or informal family space.

Kitchen

A generously proportioned kitchen forming the practical heart of the home. Whilst now offering scope for modernisation, the room provides an excellent basis from which to create a high-quality contemporary kitchen sympathetic to the age and character of the property.



Utility Room & Pantry

Complementing the kitchen is useful ancillary accommodation comprising a utility area and pantry, providing valuable additional storage and practical working space.

Downstairs Bathroom

Conveniently positioned on the ground floor and providing useful additional bathroom facilities.

Landing

The first-floor landing connects the bedroom accommodation and continues the sense of space and character found throughout the property.

Principal Bedroom

An impressive principal bedroom of particularly generous proportions, providing ample built in wardrobe space and enjoying the character and individuality expected of a house of this age.

En-Suite

Serving the principal bedroom is a private en-suite shower room and WC with useful storage space.

Bedroom Two

A generous double bedroom with window to the rear elevation, built in wardrobe and plenty of room for freestanding furniture, forming an excellent second bedroom within the substantial first-floor accommodation.

Bedroom Three

Another well-proportioned double bedroom with window to front elevation.

Bedroom Four

A further double bedroom continuing the excellent level of accommodation offered by the property and enjoying the individual character associated with this historic home.

Bedroom Five

The fifth double bedroom provides additional versatility and could equally serve as a guest bedroom, study or home-working space depending upon the requirements of the new owner.

Family Shower Room

Serving the remaining bedrooms is the family shower room, providing practical facilities whilst also offering an opportunity for cosmetic updating.

Rear Grounds

The mature rear and side grounds are an important feature of The Manor House, providing a wonderfully established setting for the property. Beyond the gardens are impressive open views across the surrounding Leicestershire countryside, giving the house a particularly attractive rural outlook despite its central village position.

Offer Procedure

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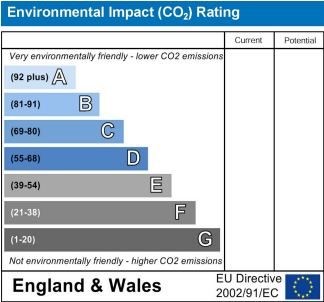
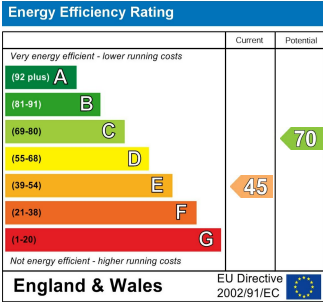
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MONDAY - FRIDAY : 9:30am - 17:00pm

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SUNDAY - Closed













Total area: approx. 290.9 sq. metres (3131.4 sq. feet)

For illustrative purposes only. Whilst every effort has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanIt.



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