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The Old Vicarage

Church Hill, Woodhouse Eaves

- Truly spectacular Grade-II Listed period family home
- Designed by the renowned architect William Railton
- Located in one of Leicestershire's most prestigious residential locations
- Living spaces of grand proportions with a sense of space and light
- Sympathetically renovated to celebrate its heritage and period features
- Four/five bedrooms, four bathrooms, and five reception rooms
- Wonderful and varied grounds extending to approximately 1.5 acres
- Triple detached garage with a multi-functional room above



General Description

The Old Vicarage is a truly spectacular period home nestled in grounds of approximately 1.5 acres in undoubtedly one of Leicestershire's most prestigious residential locations. The property was built in 1838, designed by the renowned architect William Railton, and situated on Church Hill in the Quintessentially English village of Woodhouse Eaves.

The main house stands behind glorious, manicured gardens and a private sweeping driveway. Built with local stone under Swithland slate, this outstanding family home befits its Grade-II listed status. The layout comprises four/five bedrooms and five reception rooms, including a most impressive contemporary kitchen and living area. The main house is complemented by a triple detached garage of modern construction with a multi-functional room above.





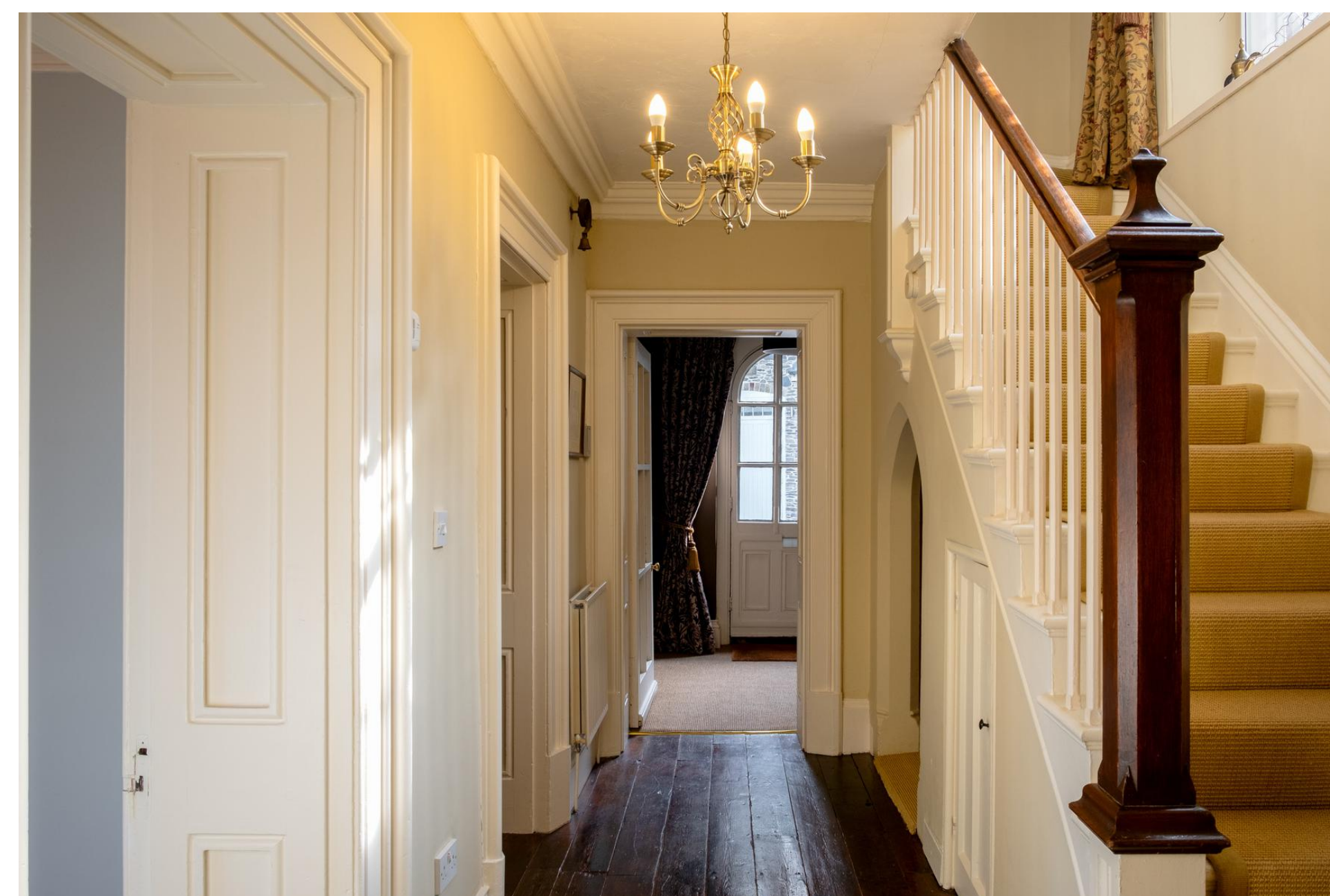




The Main House

A superb period home designed on a grand scale and finished to an excellent standard. The Old Vicarage has been greatly improved in recent years by the current owners and sympathetically renovated to celebrate its heritage and period features. Expect to find original character throughout, including elaborate stone fireplaces, deep-set hardwood joinery, sash windows with working shutters, and original decorative plasterwork, alongside light-filled living spaces ideal for modern family living, including a superb 550-square-foot kitchen and living area.

The accommodation extends to approximately 3,831 square feet, laid across two floors and serviced with gas central heating. In brief, the layout comprises an entrance vestibule, a superb hall, a drawing room, a dining room, a snug, and a study. The contemporary living kitchen has direct garden access via glazed doors to the seating terrace. The kitchen is by Bulthaup and has a Wolf oven and hob. There is also a utility room and a downstairs cloakroom. Upstairs are four/five double bedrooms, two dressing rooms and three bathrooms. The layout is flexible, allowing for a most impressive principal bedroom suite with a contemporary five-piece bathroom and adjacent dressing room/nursery. The guest bedroom also has separate en-suite facilities, and bedroom three has an adjacent dressing room suitable as a sixth bedroom or children's study.



Ancillary Buildings

There is a first-class garage complex with lighting, power, and three bays with electric doors. Above the garage is a multi-functional room extending to 495 square feet with a shower room and kitchenette, offering several potential uses. The former coach house, a detached stone and brick building, could be used for a range of purposes, such as a gym, garden room or storage. The property has a cellar accessed externally with a useable head height comprising two tanked, insulated, and boarded spaces with power.







Gardens and Grounds

The gardens extend to approximately 1.5 acres and have been carefully designed to provide a beautiful backdrop whilst being easy to maintain. The formal areas around the house are full of mature and specialist shrubs and herbaceous borders, which include many rare and wonderful plants such as a wedding cake tree, Cercis, Cornus kousa, hydrangeas, viburnums, and a Magnolia grandiflora. Mature and rare rhododendrons, azaleas, and magnolias, fill the surrounding grounds interspersed with plants, giving all year-round interest.

Three superb examples of Daphne 'Jacqueline Postill' are arranged around the drive and patios, providing amazing winter colour and scent. An intriguing handkerchief tree sits alongside the coach house lawn alongside heavily scented shrub roses. Hundreds of snowdrops appear in the late winter, followed by a host of daffodils, giving an early splash of colour across the hillside.

Large lawns stretch into the gardens, giving a private oasis. Again, there are magnificent mature plants, including an ancient mulberry tree, a stunning Liquidambar and many other specialist shrubs and trees. Beyond these lawns are the bluebell woods, which rise to reveal ancient rock outcrops and incredible views across the Leicestershire Wolds and beyond into Lincolnshire. The underplanting becomes a sea of blue in the late spring. Beyond, there is a secluded dell and hidden garden.



A wonderful feature of The Old Vicarage, the gardens are a delight to the senses, a tranquil haven, and an adventure playground for exploring and getting close to nature.







The Location

The village of Woodhouse Eaves is one of the prime locations in the East Midlands. It is situated 3 miles from Loughborough, which offers excellent private schooling and road/rail networks, providing superb nationwide access. The village is considered the Jewel in the Crown of the coveted Charnwood Forest. It has a thriving village centre with various amenities, including a nursery and primary school, local stores such as greengrocers and butchers, and chemists. There is also an excellent choice of local eateries and public houses, as well as beautiful countryside surroundings, including the local country parks of Beacon Hill, Bradgate Park, Swithland Woods, and Cropston Reservoir.

Distances

Loughborough 4 miles, Leicester 9 miles, Nottingham 20 miles, and Birmingham 42 miles.

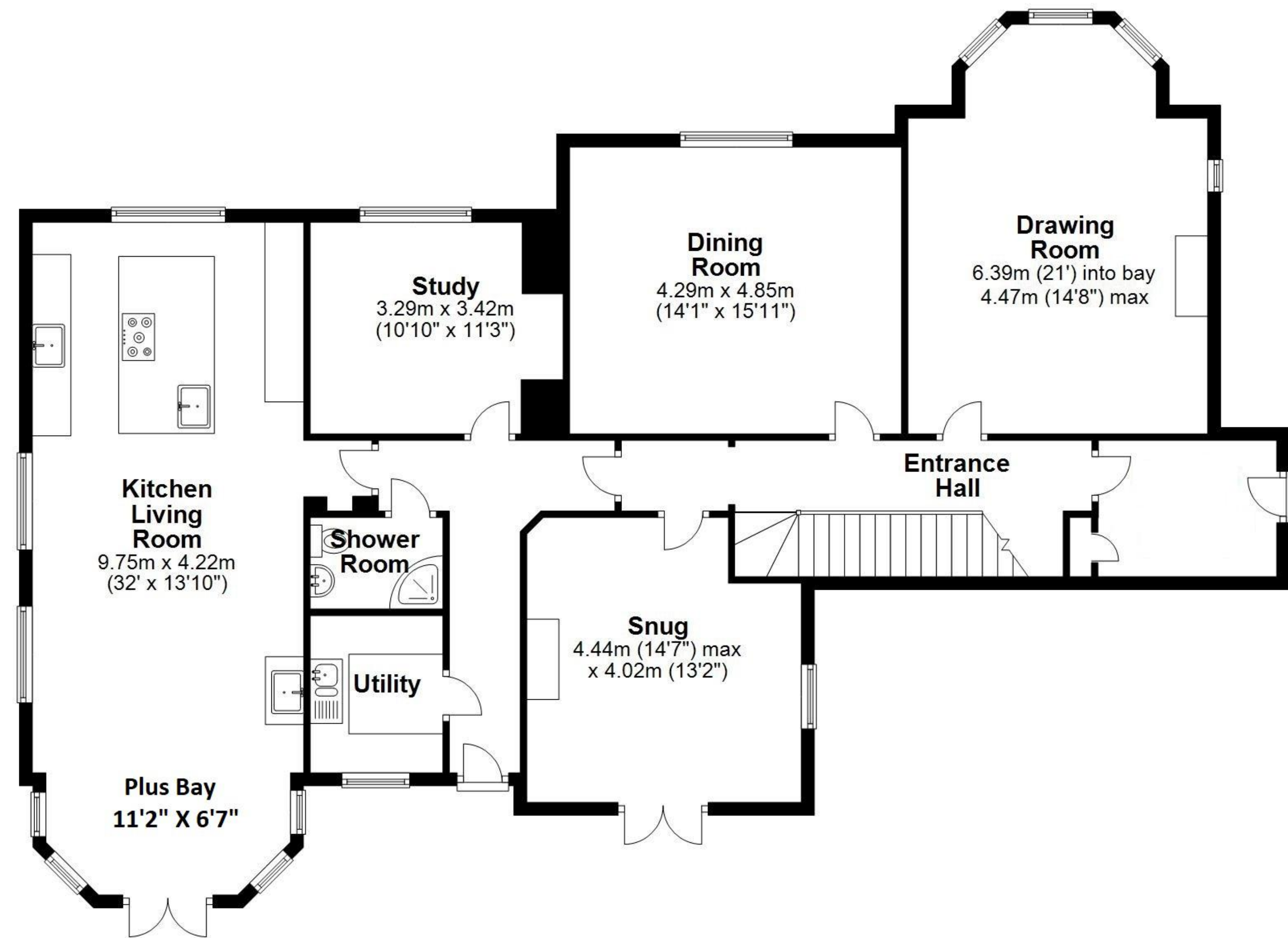
Loughborough Endowed Schools 5 miles, Ratcliffe College 9 miles, and Repton School 22 miles.

Loughborough to London St Pancras via rail from 1 hour 15 minutes, East Midlands Airport 10 miles, and Birmingham Airport 39 miles (distances and timings are approximate).

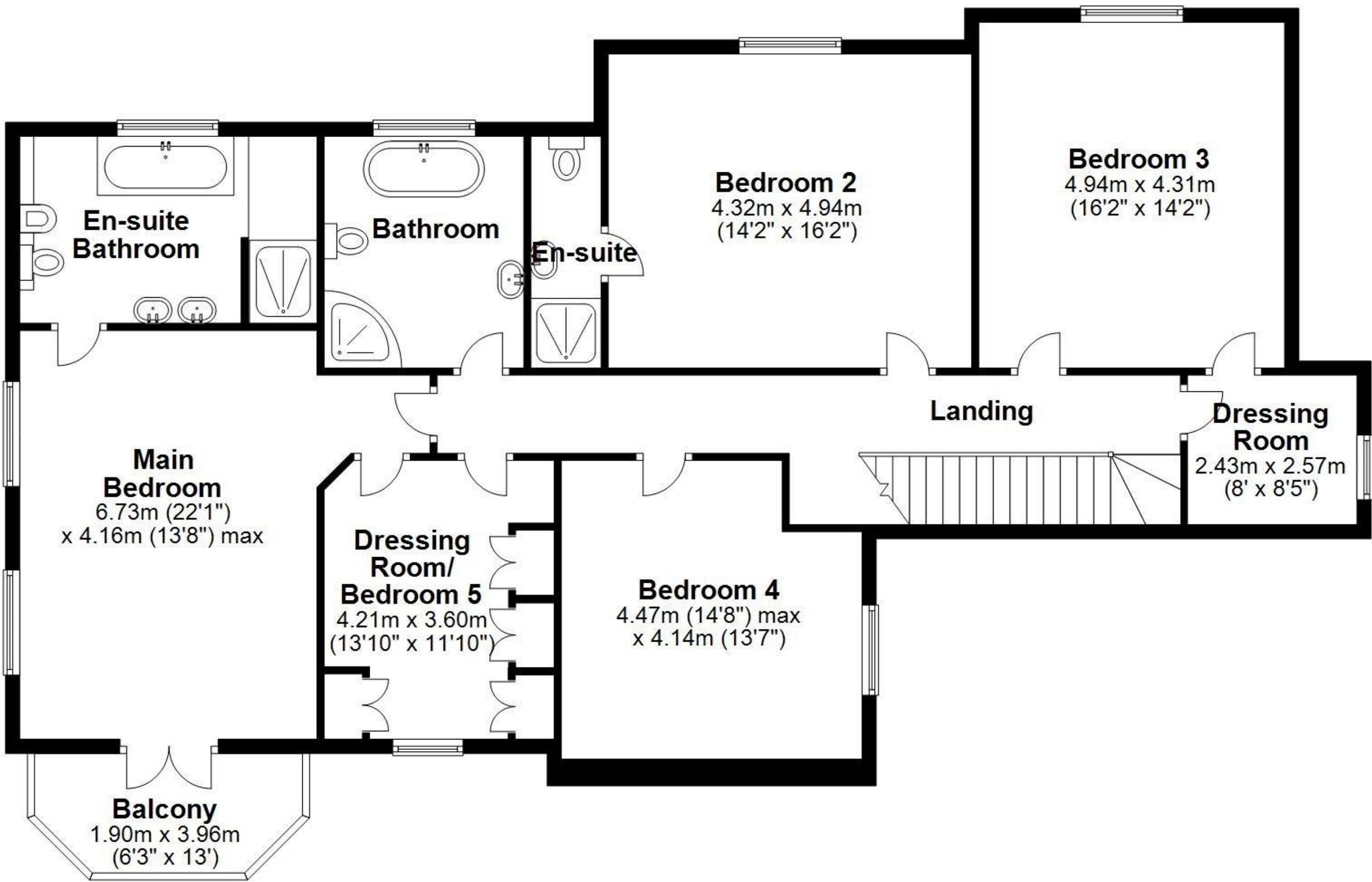




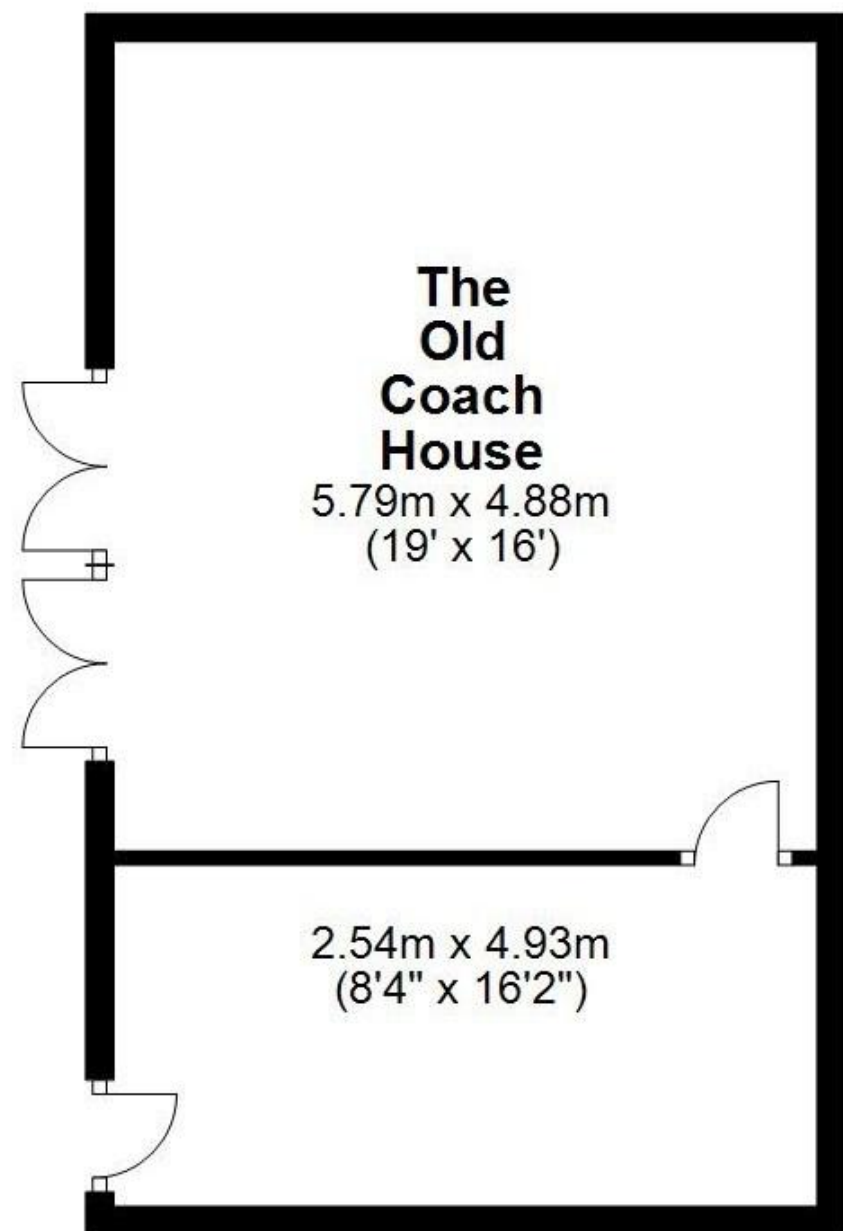
Ground Floor



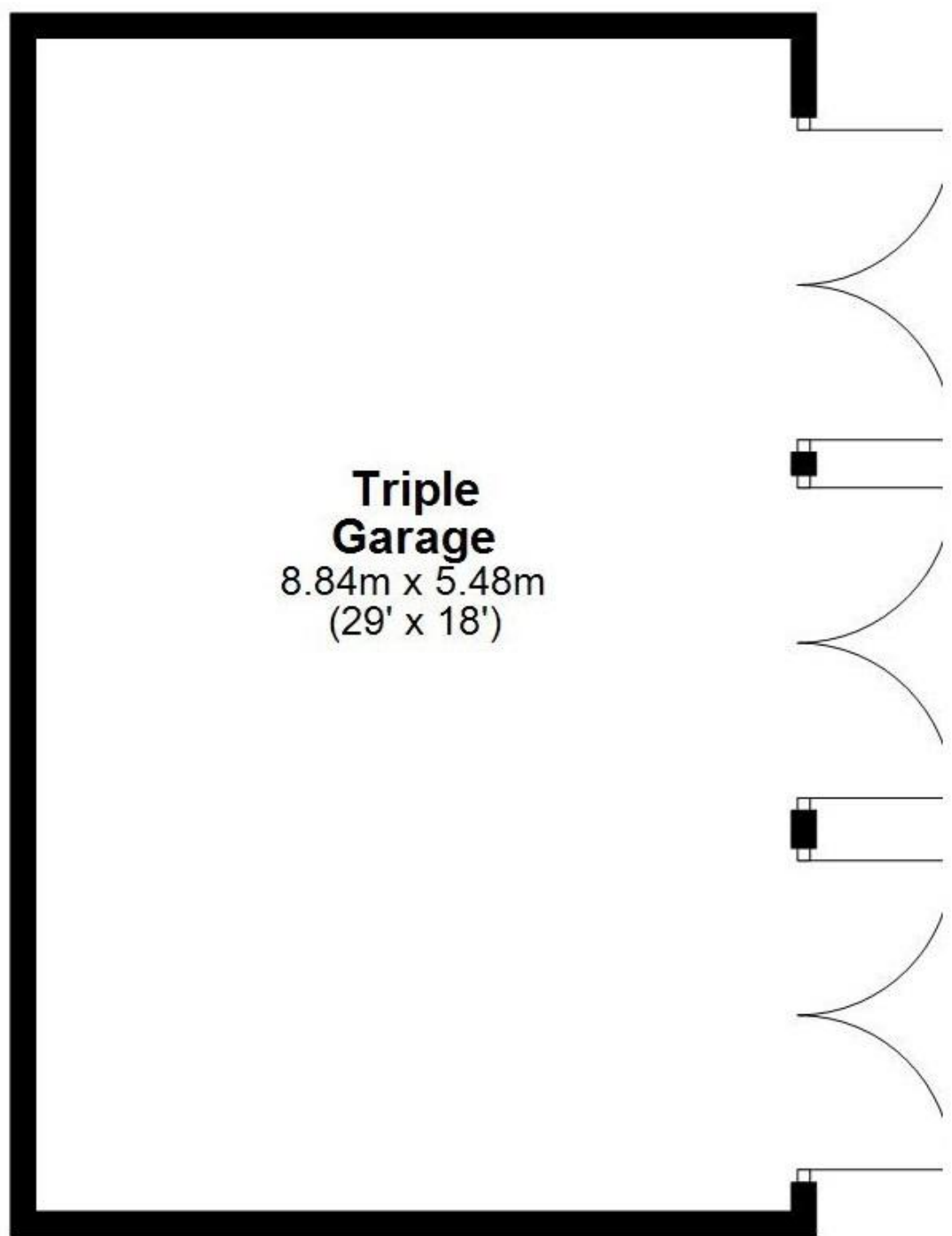
First Floor



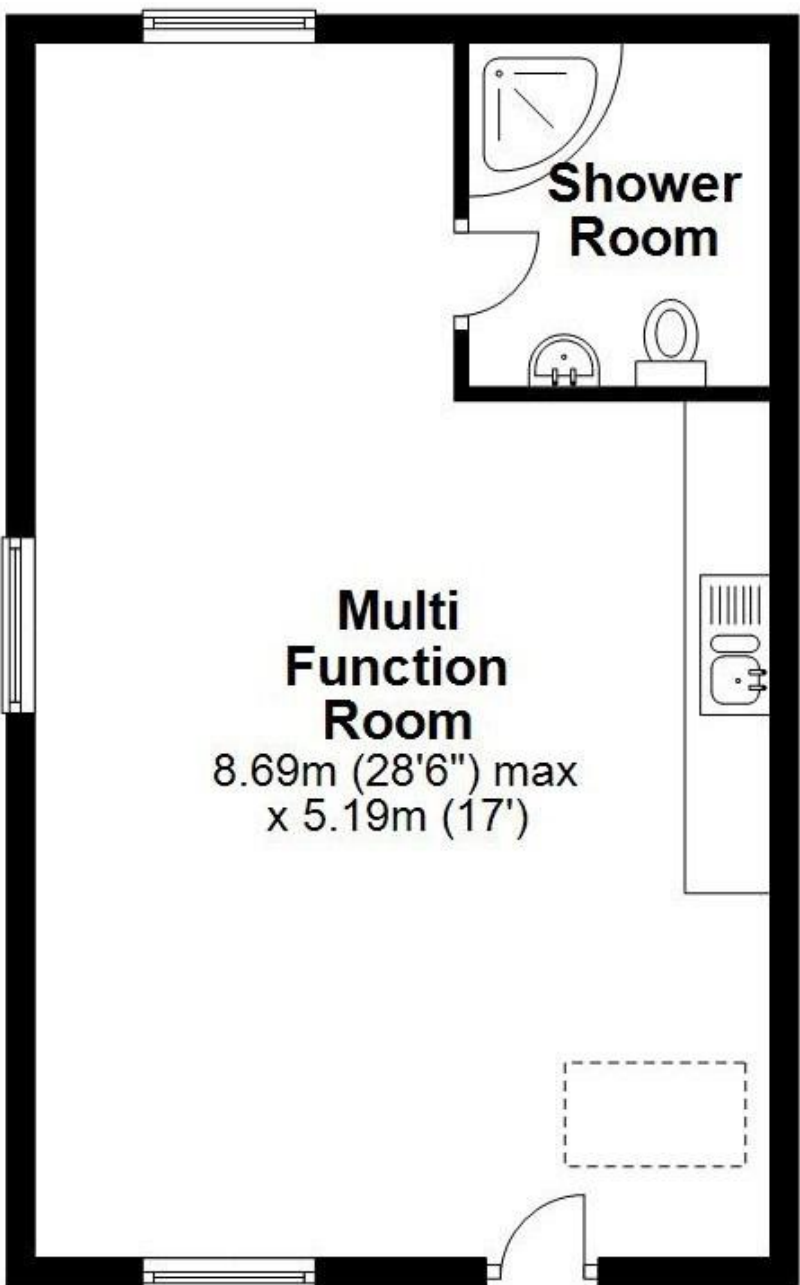
Outbuilding



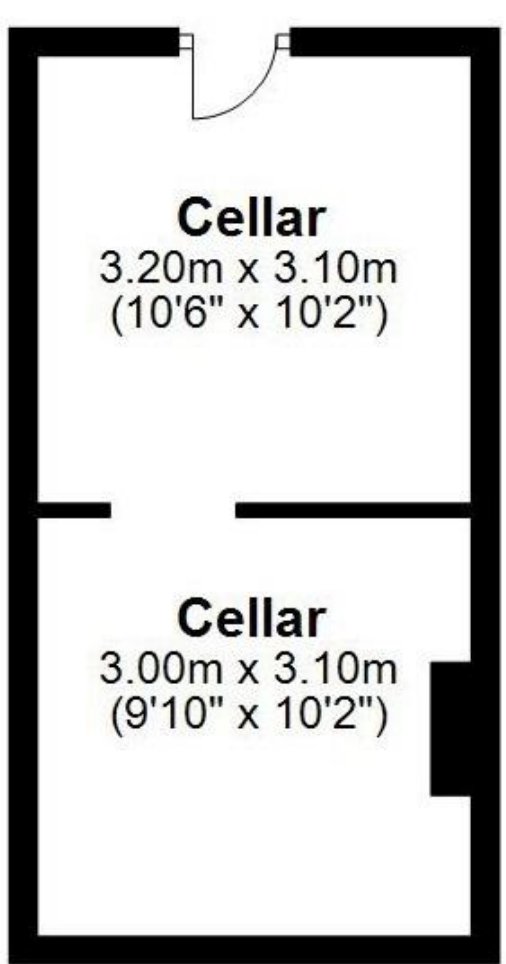
Garage



Above Garage



Cellar



The Old Vicarage
Approx Gross Internal Area
Main House - 356 sq.m/3831 sq.ft
Outbuilding - 42 sq.m/452 sq.ft
Multi Function Room - 46 sq.m/495 sq.ft
Garage - 58 sq.m/624 sq.ft
Cellar - 18.67 sq.m/201 sq.ft
Total - 520.67 sq.m/5604.44 sq.ft



Property Information

Grade-II Listed

Tenure: Freehold. Council Tax Band: G.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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