



The Hermitage London Road, Kegworth, Leicestershire

STRUTT & PARKER

The Hermitage

London Road, Kegworth,
Leicestershire DE74 2EU

An unlisted family home on the banks of the River Soar, with potential for modernisation and extension, subject to the necessary permissions

Loughborough 6 miles, Long Eaton 8 miles, Nottingham 12 miles, Derby 13 miles, Leicester 19 miles (all with mainline trains to London St Pancras International)

Drawing room | Dining room | Morning room
Study | Breakfast Kitchen | Butler's Pantry
Flower room | Utility | Pantry | 2 x W.C's
2 x Cellars

Principal bedroom | 7 Further bedrooms |
Bathroom | Wet room | 2 x WC's | 4 Attic rooms
Outbuildings | Gardens | Kitchen garden | Rose
Garden | Woodland | Private river frontage, with
fishing rights | EPC rating G

The property

The Hermitage has been owned by the same family for the last 48 years, and has proved a wonderful family home. It is now ready for the next chapter in its life. The Hermitage has an interesting and varied past, having been previously a religious retreat, from whence it derived its name, and then latterly a hunting box. The property has gone through various different incarnations over the years and the centre of the house is the oldest part, with the rear extension added in the 1920's. Many of the original features have been retained including mullioned windows, oak floors, panelling and beams.

Approached via a long private wooded driveway, you enter via the porch into an oak panelled hallway. The dining room is to the left, and the study to the right, both with oak floors, panelling and fireplaces.

The dining room has an original serving window through to the hallway. Beyond, is the drawing room with large mullion windows, letting an abundance of light into the room and affording views of the water beyond. Passing the main staircase we move onto the butler's pantry, which is wonderfully intact with original cupboards and a wooden sink. The breakfast kitchen, further along the inner hall, has a splendid fully functioning, original T Danks & Co solid fuel Eagle Range. To the left of the kitchen is the utility which has a pantry beyond. To the right is the morning room, which leads into flower room and onto a covered terrace overlooking the River Soar.

There are extensive cellars, accessed from two separate entrances, which include wine cellars, storage rooms, the boiler room and a boat room, with external access.

The first floor comprises of the principal bedroom, seven further bedrooms, walk in closet, family bathroom, wet room and two WC's. On the second floor are four attic rooms and loft access.

Lot 1- Comprises The Hermitage and 4.033 acres

Lot 2 – Comprises the frontage to London Road through which the main driveway to Lot 1 passes. There may be some future development potential and uplift clauses will be inserted in the sale contract reserving the vendors 40% of any future uplift in volume over the next 25 years, on grant of planning consent for residential or commercial development. 1.024 acres





Location

The old medieval market town of Kegworth, is ideally situated just a mile from Junction 24 of the M1, and is ideally placed for business, academic and leisure pursuits. Calke Abbey, Donington Park Raceway, Golfing at The Belfry, and the National Water Sports Centre are all within easy reach.

Kegworth has an excellent range of village shops, including a small supermarket, delicatessen, butcher, baker, public houses and restaurants, including the renowned Marco Pierre White's

"New York Italian". There is also a village museum, doctors, church and primary school. Alternatively in around 30 minutes via tram you can experience the fabulous shopping in Nottingham.

Main line stations to London are located at Loughborough and The East Midlands Parkway (just four miles from The Hermitage), both providing a good service to London St Pancras.





Outside

The Hermitage occupies an idyllic location close to the banks of the River Soar. Approached from London Road via double wooden gates the drive meanders through woodland, passing the Rose Garden to the south east of the property. To the west is the ancient Yew Hedge and beyond, the croquet lawn and kitchen garden, with greenhouse and potting shed. A short walk along the water's edge in a northerly direction and you will come to the former water garden, filled by its own natural warm spring. This has silted up over the years but has the potential to be reinstated to create quite a unique feature. The Hermitage benefits from fishing rights along its bank. (A valid rod licence is required).

To the west of the house is a range of brick built outbuildings which include a coach house, a garage, oil store, and dog kennels.

Directions

From Junction 24 of the M1, take the A6 straight into Kegworth, passing through the main village with a Co-Op to your right. The road bends to the right, and The Hermitage is on your left hand side where you see the SLOW markings on the road.

Market Harborough

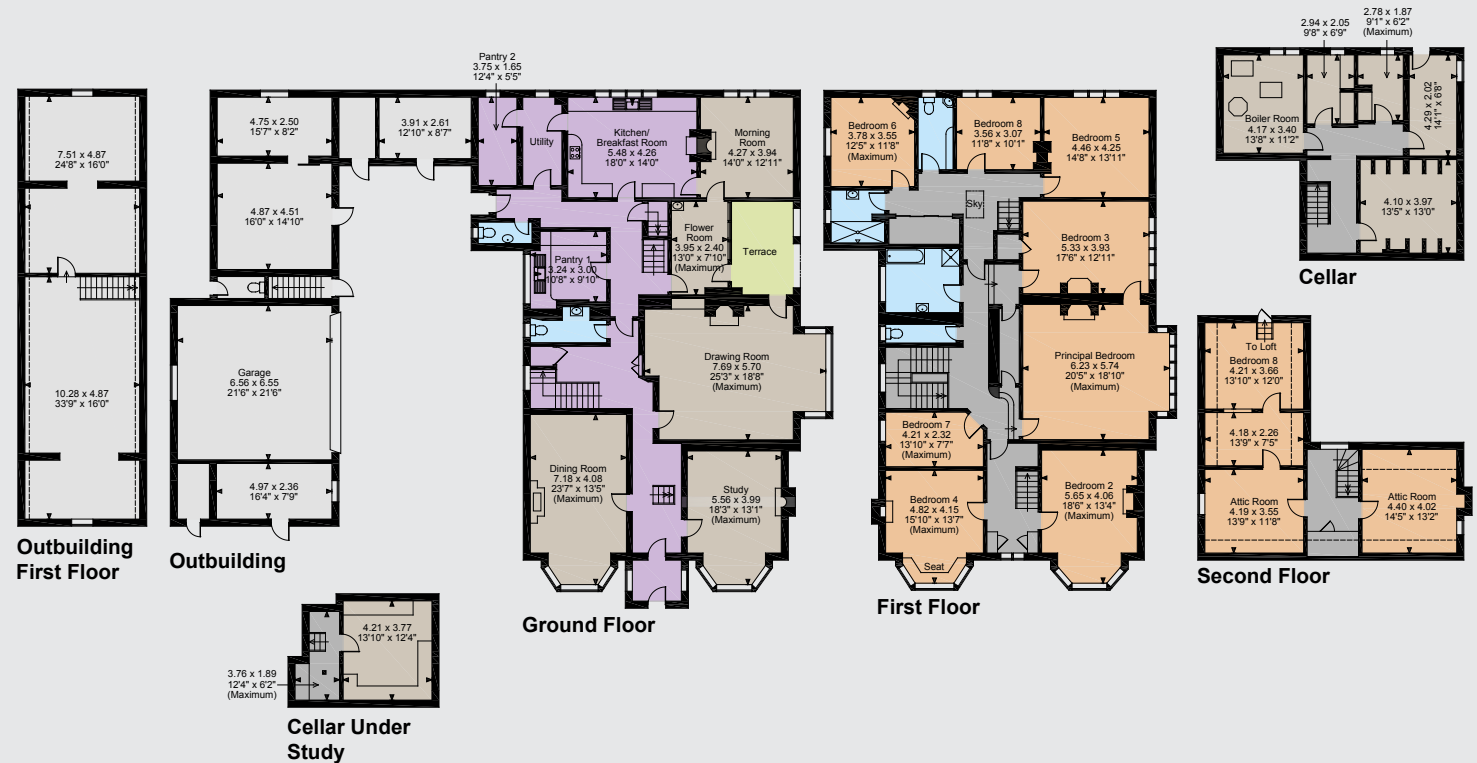
34-38 The Square, Market Harborough LE16 7PA

01858 433123

marketharborough@struttandparker.com
struttandparker.com

55 offices across England and Scotland,
including 10 offices in Central London

Floorplans
Main House internal area 6,558 sq ft (609 sq m)
Garage internal area 463 sq ft (43 sq m)
Outbuilding internal area 1,650 sq ft (153 sq m)
Total internal area 8,671 sq ft (805 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8250931/MKB

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2016. Particulars prepared April 2016.