



Wyggeston Farm House

Pudding Bag Lane, King's Norton, Leicester, Leicestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A lovely period farmhouse within a sought-after village with garaging, stabling and paddocks

A charming period farmhouse, which would benefit from some reordering and renovation, with 4 stables, 3 garages, woodland, a pond and paddocks amounting to 5.2 acres.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



**GARAGES
STABLES
PADDOCKS**



5.2 ACRES



FREEHOLD



**RURAL/
VILLAGE**



**2,701- 4,554
SQ FT**



**GUIDE PRICE
£1,200,000**



The property

Wyggeston Farm House, which is unlisted and likely dates from the 1800's, is situated in a prime position, tucked away, within the beautiful conservation village of King's Norton. The house has a low brick wall to the front and is well set back from the road. The front door, via a porch, opens into a generous hallway with the stairs rising to the left.

The main reception rooms all run from the hall and include a 31ft sitting room with a working fireplace, triple aspect and sliding door opening onto the rear garden, a dining room with a glass door and glazed side panels, and the kitchen. The kitchen has a range of farmhouse style units, a Rayburn Royal and a Neff oven and grill. Beyond the kitchen is a boiler/utility room and adjacent a bootroom with a cloakroom, built-in cupboard and back door.

From the hall, the stairs rise to a generous landing which would accommodate a home office area or could be incorporated to produce another bedroom. The principal bedroom is across the hall to the eastern

end of the house and has two built-in cupboards and a fireplace and leads through to large bathroom with a bath and shower.

Adjacent the principal bedroom is a WC and basin with a built-in cupboard. Across the hall is bedroom 3 which is a large double and connects through to bedroom 2, another double. The remaining bedroom is a single and abuts a family shower room.

It is anticipated a purchaser may well wish to update and rearrange the layout of the first floor.





Outside

The garden wraps around the house, and a low wall boundary to the front and high mature hedging to the side provide privacy from neighbours. To the front and south-west, the garden is mainly set to lawn with two lovely mature pine trees along the border. Beyond this is a more formal part of the garden which is intensely planted with perennials and bordered by box balls. A wooden garden house, painted egg-shell blue, overlooks this area and takes in the afternoon and early evening sun.

Entry to the yard is via a five-bar gate to the right of the house, leading to a tarmacked driveway and hardstanding which provides access to the garaging and stabling. This consists of two large single garages and a double garage, two stables and a store room. A separate stable block of two Scotts of Thrapston stables sits to the other side of the yard.

Bisecting the two buildings is a five-bar field gate providing access to the paddocks beyond which amount to about 4.5 acres. These paddocks are split into two at present and both have water. The boundary is bordered by mature hedging and there is further access, via a five-bar field gate, to the north-west side from the Stoughton Road.

To the western corner of the paddocks is a quarter of an acre of woodland with a pond in its western corner. This woodland consists of mainly English woodland trees interspersed with woodland flowers and provides a superb sanctuary for wildlife.



Location

King's Norton lies within a conservation area and is situated between the villages of Great Glen and Billesdon, nestled in rolling, rural Leicestershire countryside. Billesdon has an excellent range of amenities including popular pubs, Doctors surgery, village store, bus service, post office and primary school. King's Norton is located some nine miles distant of Leicester, providing convenient access to the city, which has an extensive business, leisure, everyday amenities and educational facilities.

The town of Market Harborough offers a good array of shopping and leisure facilities, together with a growing commercial centre. The Rutland town of Uppingham is to the east and Oakham to the northeast. The main A47 trunk road connects Leicester with Peterborough. By rail, London St Pancras International can be reached from Market Harborough and Leicester in about an hour. There is good access to the East Midlands extensive road network, including the A1, M1, A14, M69 and M6.

The area is very well served with local schooling in both the state and private sectors. Particularly noteworthy are those schools at Oakham, Uppingham, Oundle, Leicester Grammar, Rugby and Stamford and preparatory at Stoneygate in Great Glen and Spratton.

The area is well known for its sporting and recreational activities, with public footpaths and bridleways across open countryside. Golf is at Great Glen, Leicester, Manton and Market Harborough. Water sports including sailing and fishing on Rutland Water near Oakham and coarse fishing on Eyebrook Reservoir near Uppingham.



Distances

- Leicester centre - 9 miles
- Market Harborough - 10 miles
- Uppingham - 13.7 miles
- Melton Mowbray - 16 miles
- M1 Junction 21 - 11 miles
- East Midlands Airport - 30 miles
- Birmingham Airport 45 miles

Nearby Stations

- Leicester 7.8 miles
- Market Harborough 10.6 miles

Key Locations

- National Space Centre
- Warwick Castle
- Foxton Locks and Museum
- University of Leicester Botanic Garden
- Kilworth House Theatre
- Rutland Water

Nearby Schools

- Billesdon Church of England Primary School
- Leicester Grammar School
- Stoneygate School
- Brooke House College
- Spratton Hall
- Leicester High School for Girls
- Uppingham School
- Oakham School
- Oundle School









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

House internal area 2,701 sq ft (251 sq m)
 Garages internal area 1,207 sq ft (112 sq m)
 Stables and Summer House internal area 646 sq ft (60 sq m)
 Total internal area 4,554 sq ft (423 sq m)

For identification purposes only.

Directions

LE7 9BF

what3words: ///yacht.kitten.much

General

Local Authority: Harborough District Council
 Tel: 01858 828282

Services: Mains electricity, water and drainage are connected. Oil-fired central heating. The Rayburn provides hotwater with backup from the immersion heater.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: F

Fixtures and Fittings: As per the contract.

Wayleaves and easements: No public rights of way cross the land. However, the property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

Stamford

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