

GILBURN

SHEPSHED, LEICESTERSHIRE

JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES



Gilburn, 53 Ashby Road, Shepshed LE12 9BS

A rare opportunity to purchase this property which offers many different opportunities for a vendor. Currently the property is run as a Guest House with four/five bedrooms in the main house, four studio rooms and a two bedroom self-contained annexe (where the current owner lives), situated within the approximately two thirds of an acre grounds. The accommodation totals 6800 square feet (including outbuildings). This property offers opportunity for a variety of business purposes or could easily be reverted back to a family home with self-contained annexe accommodation.

LOCATION

Shepshed is a small market town in the north of Leicestershire, just on the outskirts of the Charnwood Forest. The town itself offers a wide range of shopping facilities, several public houses and restaurants, primary schools, a high school and a college. It is situated centrally in the triangle formed by Leicester, Nottingham and Derby, each approximately 20 minutes by car. East Midlands Airport, Donington Race Circuit and Loughborough University are also within close proximity.

Main house: Porch | entrance hall | cloakroom | sitting room | kitchen | breakfast area | through lounge | four bedrooms | five en-suites | loft room | dressing room | EPC-D **Annexe:** hall | kitchen | living/dining room | two bedrooms | two bathrooms | EPC-B

PLEASE NOTE

Income is currently generated by operating the business on a room only basis, four nights per week (Monday - Friday). Offering these rooms on a B&B basis could generate revenue in excess of £140,000 per annum. This is an ideal business location. There is also further opportunity to convert existing outbuildings into four additional rooms.

MAIN HOUSE

The property is entered via a porch with decorative windows and door into an entrance hall with Parquet block wood flooring and a ground floor cloakroom with a white suite. The sitting room has a uPVC double glazed bay window to the front, a feature fireplace and Parquet block wood flooring. The kitchen has a range of eye and base level units with ample white appliance space, an integrated oven with five-ring hob and extractor unit above, uPVC double glazed windows to two elevations and access to a rear lobby and breakfast area with additional white appliance space, breakfast bar and uPVC double glazed French doors to the rear.

The through lounge boasts a feature fireplace, dual aspect uPVC double glazed windows to the front and side, Parquet block wood flooring and uPVC double glazed French doors to the side. To the first floor is a landing with a spindle balustrade and three uPVC double glazed windows to the rear housing a further staircase to the second floor, built-in linen cupboard and providing access to four en-suite double bedrooms. Bedroom one has its own entrance vestibule and enjoys a dual aspect with uPVC double glazed windows to the rear and side, oak planked flooring, and a newly installed en-suite shower room. Bedroom two has a dual aspect with uPVC double glazed windows to side and front, oak planked flooring and an en-suite. Bedroom three has a uPVC double glazed bay window, a built-in closet and an en-suite shower room. Bedroom four has its own entrance vestibule, a dual aspect with uPVC double glazed windows to the front and side elevations and a built-in closet. To the second floor is a central attic room with double glazed Velux skylights to the front and rear, pine panelling and access to a further attic room with en-suite, dressing room and additional storage.

ANNEXE

The annexe is entered via an entrance hall with slate tiled floor and access to the main house. The kitchen enjoys a range of solid oak fronted units with granite preparation surfaces, a breakfast bar and ample space white appliance space, integrated Rangemaster oven with extractor unit above, Belfast sink, slate tiled floor and two uPVC double glazed windows to the front. An inner hall gives access to the loft and bedrooms. The open plan living/dining room has two sets of uPVC double glazed French doors leading to the courtyard garden, a double glazed Velux skylight window, a feature Victorian style fireplace oak planked flooring and matching semi-vaulted ceiling. The master bedroom has an entrance recess, uPVC double glazed window and en-suite shower area. A newly installed bathroom provides a bath with antique style mixer shower above and a Velux skylight. The bedroom has two double glazed skylights.

OUTSIDE

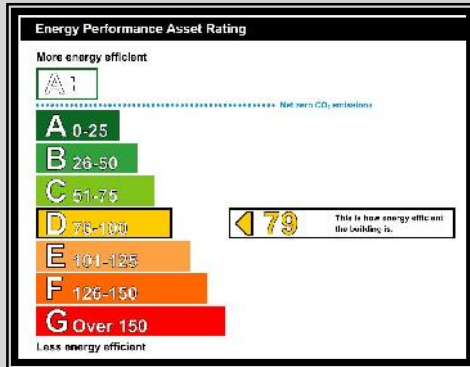
The property is located on a substantial plot with block paved parking courtyard area providing access to the garage/workshops. A driveway links this parking area to a further driveway and further parking with tree'd and shrubbed borders. To the front of the property is a garden with an elevated lawn with retaining walls, well screened by way of Laurel hedging, a variety of trees and shrubs, plus a central putting green and raised vegetable beds and a courtyard garden with raised beds. The property also has four outside studio suites which each offer bedroom accommodation with kitchenettes and en-suites.





DIRECTIONAL NOTE

Proceed out of Leicester on the B5327 Anstey Lane, passing over the A46 Western Bypass. On entering the village of Anstey take the first left hand turning at The Nook onto Bradgate Road as signposted to Newtown Linford. Continue to Newtown Linford and pass through the village, passing The Grey Lady Restaurant on the left hand side. At the top of the hill as signposted for Shepshed continue on the B5330 Ingleberry Road turning eventually left onto Ashby Road Central where the entrance to the property can be located.



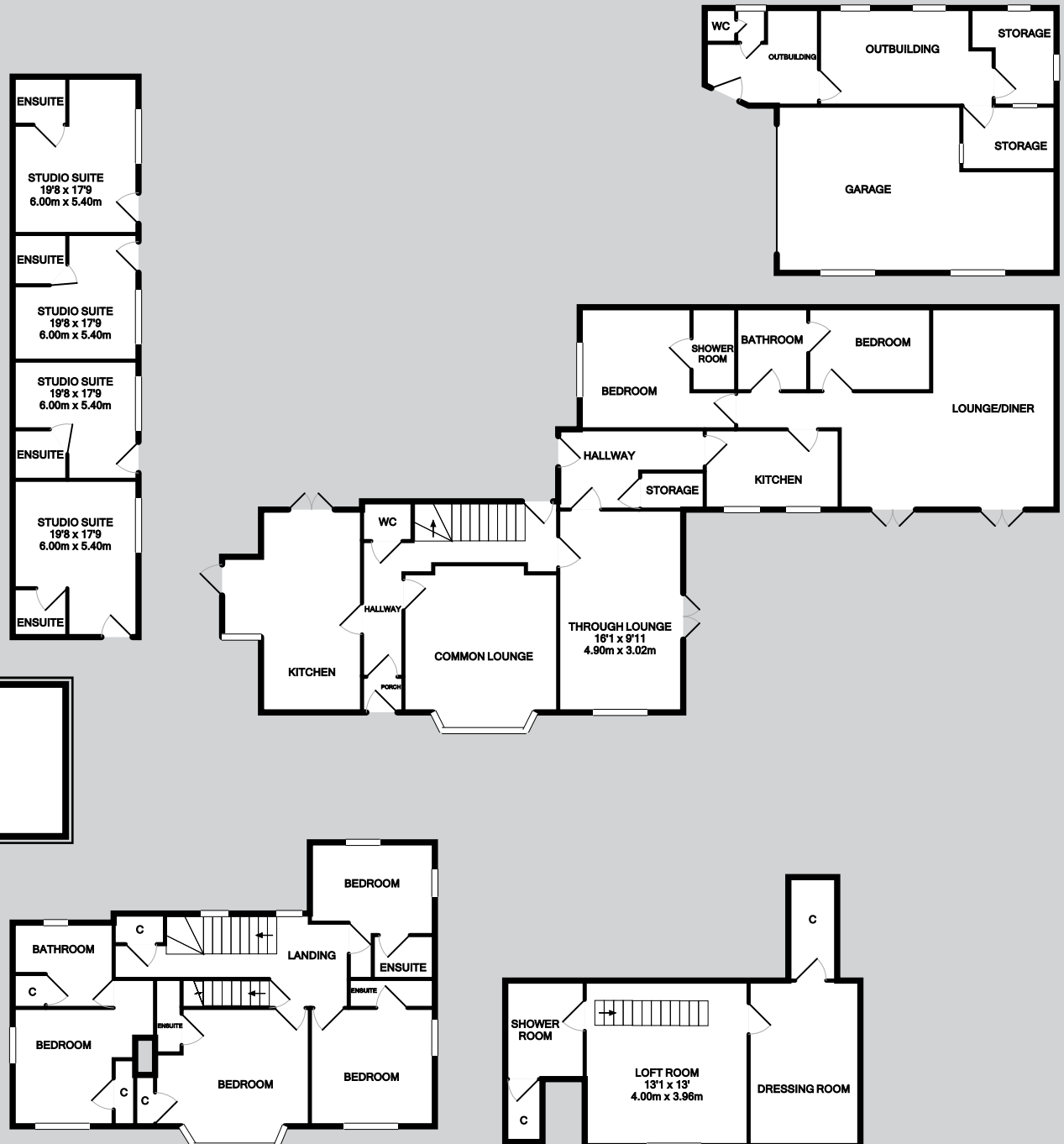
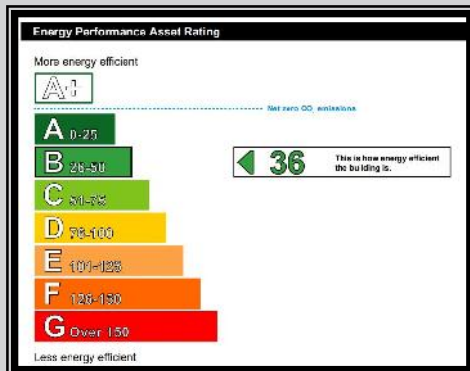
Gilburn, 53 Ashby Road, Shepshed LE12 9BS

Total Approximate Gross Internal Floor Area = 6800 SQ FT / 631 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

SALES LETTINGS SURVEYS MORTGAGES

Ravensworth 01670 713330