



## 8 Gold Street, Clipston

Guide Price £800,000



The Lilacs offers No Onward Chain and forms a substantial six bedroom home of immense proportions standing within the heart of the ever popular village of Clipston, which is a short distance from Market Harborough. The main house is Georgian, dating back to pre 1800 and retains a wealth of original character features which have been beautifully maintained. The home then became a Victorian school and the additional sections were the headmistress's cottage in the middle and stables on the end. To the other side was another cottage which was where the schoolchildren would board, having since been demolished and replaced by the impressive garaging. Before the property stand beautifully maintained gardens of great proportions, which are totally private and shielded by an attractive wall and mature hedgerow. The present vendors have developed the property further, mainly transforming the side where the living kitchen diner is now positioned, which creates the hub of the home, perfectly linking the gardens through glazed doors too. As well as being refurbished in certain areas, the house still offers the next owner bundles of further potential to make this historic home their own in a number of different ways. Overall, The Lilacs spans to over 3000 square feet.

The accommodation in brief, to the ground floor comprises an entrance hallway in the original house, leading off to the dining room and living room separately. There is then another sitting room providing additional access outside through a lobby, whilst also linking the kitchen living dining room. Being the old stables and stores, this space is huge, with attractive range of matching units, a large central island, a feature log burner and bi folding doors directly out to the patio area of the gardens, making the ideal space for entertaining. From here too, there is access above via a small staircase to a space offering great versatility, currently used as a gymnasium but could form a cinema room, games room, hobby space or even additional bedroom accommodation if you were to easily breach the wall on that floor.

Moving up to the middle floor, there are three or four bedrooms here, including the master which enjoys a large dressing room leading through to an ensuite bathroom and sauna! All of the other bedrooms have access to either a Jack & Jill ensuite, or private bathroom. On the upper floor you will find two further bedrooms, again benefiting from a Jack & Jill ensuite.

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Externally, and somewhat deceiving from the road, are the substantial gardens which are perfectly positioned on the sunnier side of the property. There are an array of well stocked flower beds, positioned around a beautifully maintained lawn with various patio areas and a feature pond. As well as this, the side of the garaging, there is an additional vegetable garden. The garaging itself is larger than you would expect, with one side offering a double height ceiling which makes it ideal for someone wishing to store a van or camper inside. Before this space is a herringbone paved driveway providing off road parking for a couple of vehicles too. The open land lying behind the property is also protected by English Heritage.

On a final note of importance, there are 14 solar panels which feed in at a high tariff, significantly reducing energy costs and help to make a substantial home of history & character, more energy efficient. Something hard to come by.

The sought after village of Clipston itself lies on the Leicestershire Northamptonshire border and enjoys a bustling community spirit, centred around two Churches, a public house, riding school, nursery and highly regarded primary school. The village is surrounded by some of the areas most attractive rolling open countryside making it an ideal spot to walk from and around. The nearby town of Market Harborough provides more comprehensive amenities such as mainline train links to London in under an hour, shops, bars, restaurants, leisure centre, theatre and golf club. Nearby larger towns then include Leicester, Northampton and Kettering.

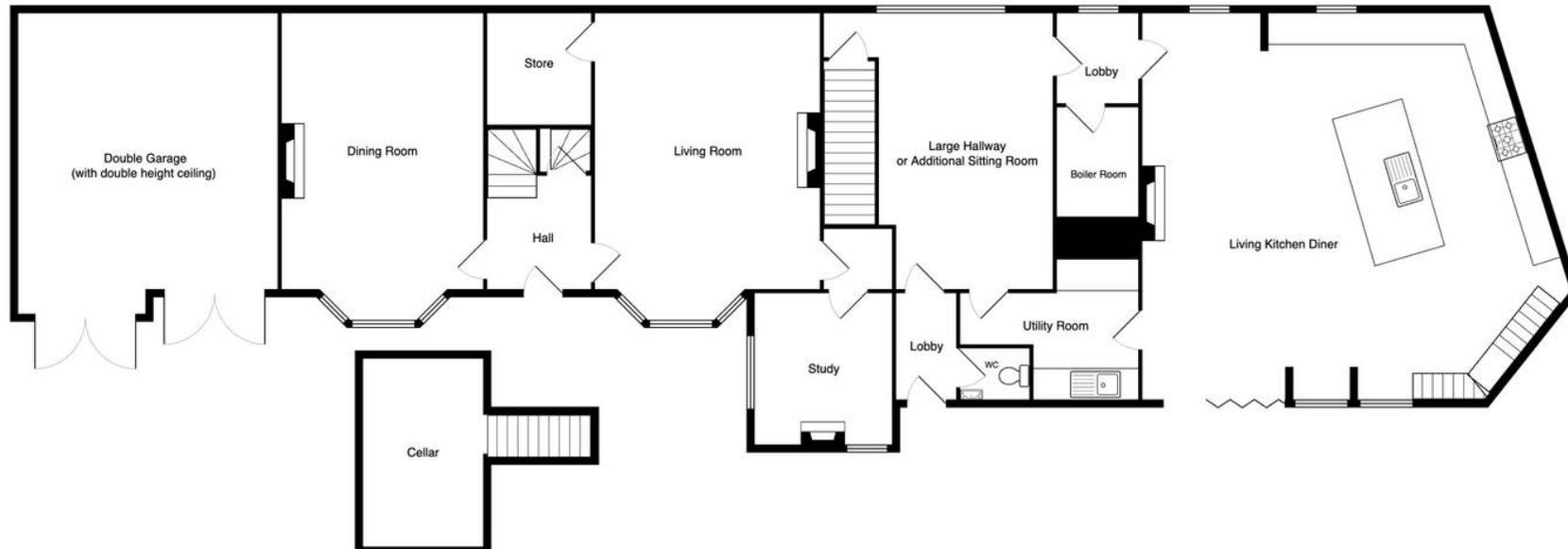
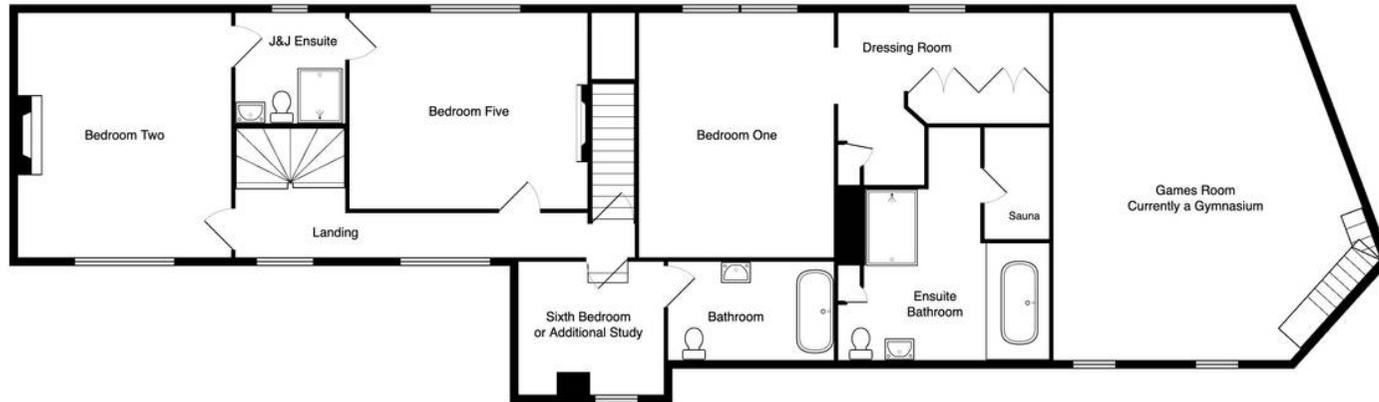
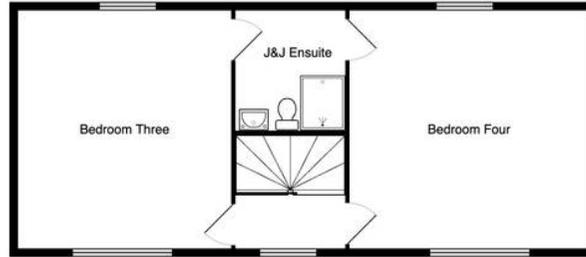
To fully appreciate the grandeur of this family home and what it has to offer, a viewing comes strongly recommended by the selling agent.

What Our Sellers Say...

"The Lilacs is a perfect family home in a quiet location with beautiful south west facing garden and spacious accommodation. Happy memories of a great home that we have lovingly restored over the years, but now time for us to downsize."









## Chris Goodwin - Hortons

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