



Offers Over £875,000 | Freehold
Church Lane, Stathern, LE14 4HB





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- Dating back to c. 1750
 - Rich in history - part of the former Lace Factory; a prolific industry in the late 18th century
 - Extensive wraparound gardens with mature trees and patioed areas
 - Five double bedrooms
 - Modern kitchen with Cotswold style units
 - Gas Central Heating
 - Picturesque Vale of Belvoir location
 - Well-serviced village with amenities
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It is rare that properties of such significance in local history come to market. We are delighted to present Laburnum House for sale; dating back to c. 1750, and a charming example of Georgian and Victorian architecture with its Flemish bond brickwork and many original features. The property was once part of the lace-making industry which was prolific in the local area, originating in Nottingham.

Laburnum House, an unlisted five bedroomed detached residence offers in excess of 2,600 square feet of accommodation over three floors, to include two cellars. The ground floor accommodation is comprised of four reception rooms, the kitchen and downstairs WC.

The kitchen is modern and has been upgraded by the current owners, boasting sleek work-surfaces, neutral tones and a high end finish. Benefiting from three ovens to include two conventional ovens, a microwave oven and a warming drawer, space for an American-style fridge freezer with water feed, a wine chiller and integrated NEFF dishwasher complete this exceptional space.

Formerly an office for the 18th Century stocking and lace-making industry, the Breakfast Room is a cosy reception room with French doors opening onto the patio and rear garden. A warm and inviting space for eating, relaxing, hobbies or study.









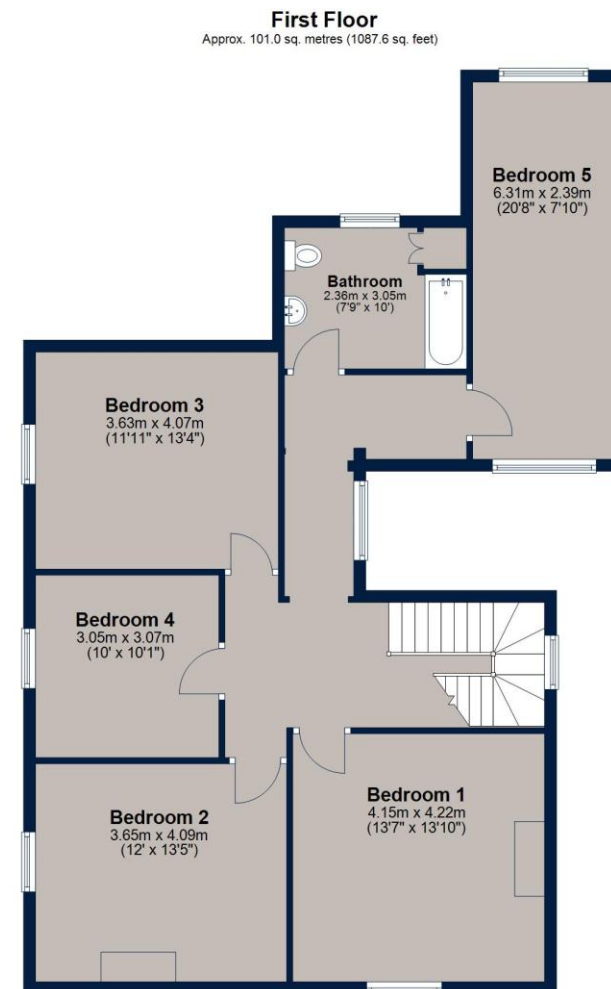
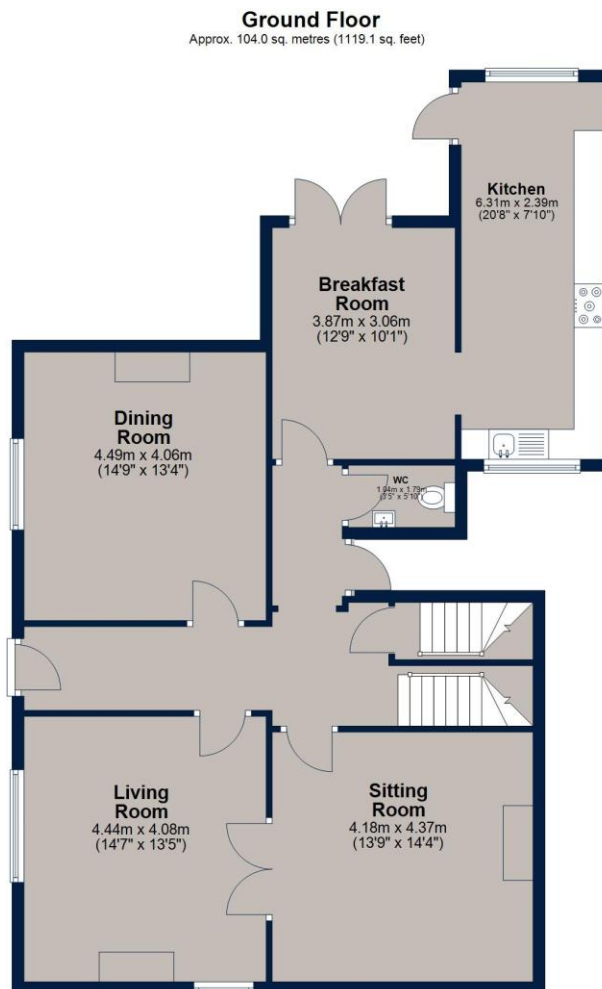
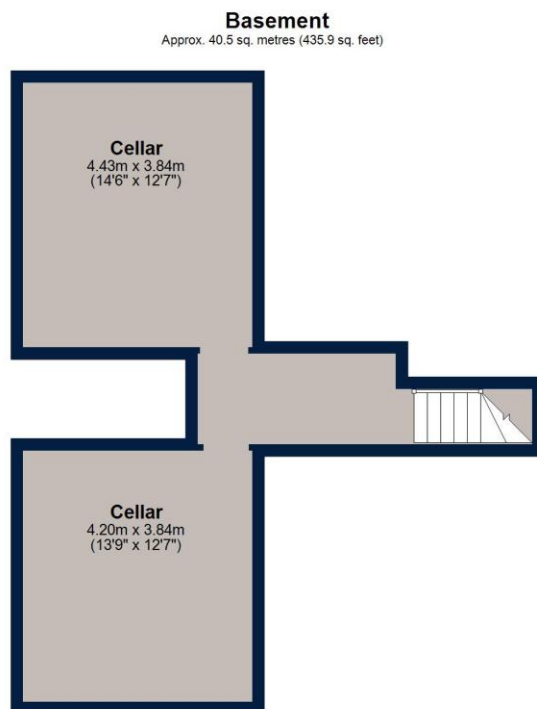
The downstairs WC is modern with sink basin and frosted window to the side elevation.

The elegant Dining Room exudes period charm, showcasing a striking feature fireplace, beautifully preserved original sash windows and intricate coving. The generous proportions create a sense of space and grandeur, making it a perfect setting for both formal dining and relaxed family gatherings.

The Living Room, believed to be the original showroom and shop for lace sales as part of the former lace-making factory, the living room retains an unmistakable sense of history, with its grand proportions and timeless character reflecting the elegance of its era. In the 1960s, it was sympathetically opened into the adjoining sitting room, enhancing its scale while preserving the period charm. A remarkable space, it offers a rare glimpse into the property's rich past while providing an atmospheric setting for modern living.

The second sitting room is an inviting space, filled with natural light that pours in to create a warm and welcoming atmosphere. High ceilings enhance the sense of openness, an elegance to the home's heritage. At its heart lies a striking feature fireplace, offering both charm and character as well as a natural focal point for the room. Perfectly balanced between comfort and style, this room is equally suited to quiet relaxation or entertaining guests.





Total area: approx. 245.5 sq. metres (2642.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Key Information

Local Authority: Melton Borough Council

Council Tax Band: F

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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