



Main Road, Twyford
Offers Over £500,000



 SPREY
PROPERTY



This stunning four-bedroom character property sits on a corner plot and offers 2500 square feet of accommodation. Externally there is parking for numerous vehicles and a private rear garden. Located in the Leicestershire village of Twyford, Horseshoe House offers period charm combined with an open plan kitchen and dining area, generous proportions and a high-end finish.

This stunning village residence, formerly "The Three Horseshoes Inn" has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The property has been thoughtfully configured to provide an entrance hall, kitchen and dining room, separate study overlooking the garden, a separate dining room currently used as a cinema room, utility and a cloakroom to the ground floor. The first floor offers four double bedrooms and a family bathroom; the principal bedroom has a well-appointed en suite as well as a walk in wardrobe area.

Outside is a pretty and secluded garden with a large patio area, a double garage with a shared driveway and parking for several vehicles. The current owners have lovingly refurbished the property to an exceptional standard over the years. The windows recently fitted are double glazed with timber effect frames, in keeping with the era. Call for more details and to arrange a viewing.

Tenure: Freehold
All Mains' Services
Council Tax Band: F
EPC Rating: D





ENTRANCE HALL

LIVING ROOM 3.96m x 7.29m (13' x 23'11")

DINING ROOM (USED AS A CINEMA ROOM) 3.92m x 3.89m (12'10" x 12'9")

UTILITY ROOM 2.96m x 2.19m (9'4" x 7'2")

KITCHEN/BREAKFAST ROOM 3.99m x 4.11m (12'4" x 13'6")

SITTING ROOM (USED AS A DINING ROOM) 3.76m x 4.11m (12'4" x 13'6")

STUDY 3.25m x 2.80m (10'8" x 9'2")

BEDROOM ONE 3.91m x 4.50m (12'10" x 14'9")

ENSUITE

BEDROOM TWO 3.91m x 4.80m (12'10" x 15'9")

BEDROOM THREE 3.96m x 4.11m (13' x 13'6")







BEDROOM FOUR 3.96m x 3.52m (13' x 11'6")

BATHROOM

VILLAGE LIFE Twyford is situated just off the B6047 Melton to Tilton Road amongst the rolling Leicestershire countryside. The village is therefore convenient for fast access to Melton Mowbray, Leicester, and Market Harborough. It also offers a local pub, a church and village hall, with more extensive local facilities in the nearby Great Dalby, Queniborough and Syston.

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide





Main Road, Melton Mowbray



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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