



The Nut And Squirrel, 30/32 Main Street,  
Nailstone,  
CV13 0QE





£695,000

#### GENERAL

The Nut and Squirrel, as its name suggests, was formerly a public house and has been transformed with considerable flair and style into an outstanding and luxurious family home extending to over 3,000 sq ft. The accommodation flows really well with a number of truly impressive rooms, most notably a superb 33 ft living kitchen with bi-fold doors opening out to the garden, and a sumptuous principal bedroom with Juliet balcony and en suite.

Arranged over three floors, the accommodation includes five well-proportioned double bedrooms and three bath/shower rooms, while there are far reaching country views from the first and second floors. On the ground floor there are three reception rooms including a cinema room, a sitting room and formal dining room in addition to the living kitchen.

Outside, there are beautifully landscaped gardens with lots of lovely spaces for relaxing and outdoor dining. The present owners have recently acquired some adjoining paddock land, where there is a stable block, making this a particularly appealing proposition for those seeking space, lifestyle and semi-rural surroundings.



### LOCATION

Nailstone is a popular West Leicestershire village with amenities including a primary school located approximately four miles to the North of Market Bosworth and a popular pub called the Bulls Head. Market Bosworth is one of the most highly regarded and exclusive towns in West Leicestershire. There are a fantastic range of sporting facilities including bowls, rugby and tennis clubs. On the edge of the town there is a marina, water park and golf course. While nearby Coalville, approximately six miles to the North offers more comprehensive shopping and amenities. Ibstock Leisure Complex is well-equipped with a swimming pool and sports hall, fitness suite and classes. There are some fabulous walks in the area particularly around Shackerstone and Congerstone.

### THE HOUSE

The accommodation is arranged over three floors as follows.

### RECEPTION HALL

Opening off the reception hall is the sitting room and also the dining room/office.

### SITTING ROOM

18'9" x 14'6" max

A charming room. the focal point of which is the fireplace with exposed brick built chimney breast and tiled hearth. There is a bay window and central heating radiator.  
(The second measurement reduces to 10'9")

### CINEMA ROOM

13'9" x 13'7"

There is acoustic panelling running along one wall and three leather electric reclining chairs are included in the sale.

### DINING ROOM

16'4" x 13'8"

An impressive room with bay window. Central heating radiator.

### INNER HALL

French doors to the garden, doors to the cloakroom and boot room.

### CLOAKROOM

Traditional high flush lavatory and wash hand basin.

### BOOT ROOM

7'5" x 5'8"

Belfast sink.

### UTILITY ROOM

12'1" x 5'8"

Fitted base unit, housing a single drainer sink unit. Plumbing for a washing machine. Houses gas fired boiler.

### LIVING KITCHEN

33'5" x 11'10"

This is a fabulous room which is very much the heart of the house.

### KITCHEN AREA

The kitchen area is fitted with a comprehensive range of stylish sage green base and wall cabinets with heavy oak worktops and generous storage in soft closing cupboards and drawers. There is a breakfast bar and integrated appliances include a NEFF single oven, a combination oven with warming drawer, induction hob, dishwasher, full height larder fridge and freezer.

Double doors open into a PANTRY from where the CELLAR can be accessed.

### LIVING AREA

Bi- fold doors open onto the patio making this a beautiful light space for relaxing and entertaining.

### CELLAR

The former pub cellar is very impressive. There are two chambers with brick thralls and the old beer shute.

### ON THE FIRST FLOOR

The galleried landing is a really good size and used by the present owners as a study area. Opening off the landing are doors to the bedrooms.

### MASTER BEDROOM

21'5" x 12'5"

A magnificent principal bedroom, beautifully proportioned with an impressive high ceiling that creates a wonderful sense of light and space. French doors open onto a Juliet balcony, perfectly positioned to take full advantage of the breathtaking far-reaching countryside views. Two central heating radiators.

### EN-SUITE

9'0" x 7'9"

There is a cast iron reclaimed roll top bath, a stylish wash basin on vanity unit and double sized shower cubicle with rainfall and hand held shower heads. Chrome ladder style towel rail.

### BEDROOM TWO

14'0" max x 13'10" max

A good sized double bedroom with central heating radiator.

### BEDROOM THREE

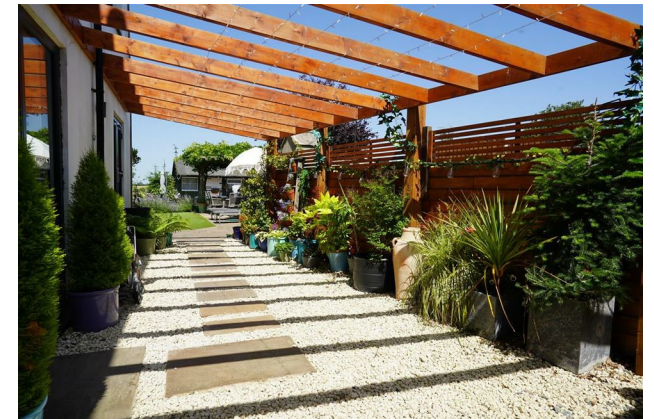
14'1" x 13'6"

A generous double bedroom with central heating radiator.

### SHOWER ROOM

9'7" x 7'4"

The shower room has been refitted. There is a large walk in shower, a contemporary vanity unit with double sink and low flush lavatory.



## ON THE SECOND FLOOR

Stairs rise from the first floor landing,

### BEDROOM FOUR

14'2" x 10'0"

A double bedroom with central heating radiator.

### BEDROOM FIVE

14'5" x 8'10"

A double bedroom with central heating radiator.

### SHOWER ROOM

Double sized shower enclosure, wash hand basin and low flush lavatory. Ladder style towel rail.

### TO THE OUTSIDE

A drive leads to a parking area at the rear of the property.

### THE GARDEN AND PADDOCK

The gardens and paddock are a truly idyllic feature of the property, having been thoughtfully landscaped to create a beautiful and private outdoor space. Immediately adjoining the house is a beautifully maintained garden with an artificial lawn, complemented by an attractive summer house and a delightful terrace beneath a pergola, over which a mature Clematis is trained, providing a charming focal point throughout the warmer months.

Steps lead up to the adjoining paddock, where the stable block is situated. To the front of the stables is a generous stoned seating area, currently home to a hot tub, which is available by separate negotiation. On either side of the stable block are well-kept lawns bordered by colourful, pretty flower beds. A greenhouse and garden shed are sited in the Eastern section of the paddock.

### IMPORTANT NOTE

It should be noted that the driveway and the courtyard to the rear of the property is owned by the vendor where there is parking for 4 cars. Two other properties have a right of way to park in their designated spaces, and two further properties have a right of way to access their properties by foot.

### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band E.























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