

WATERFORD HOUSE TWYFORD

COUNTRY
&
EQUESTRIAN
by moores







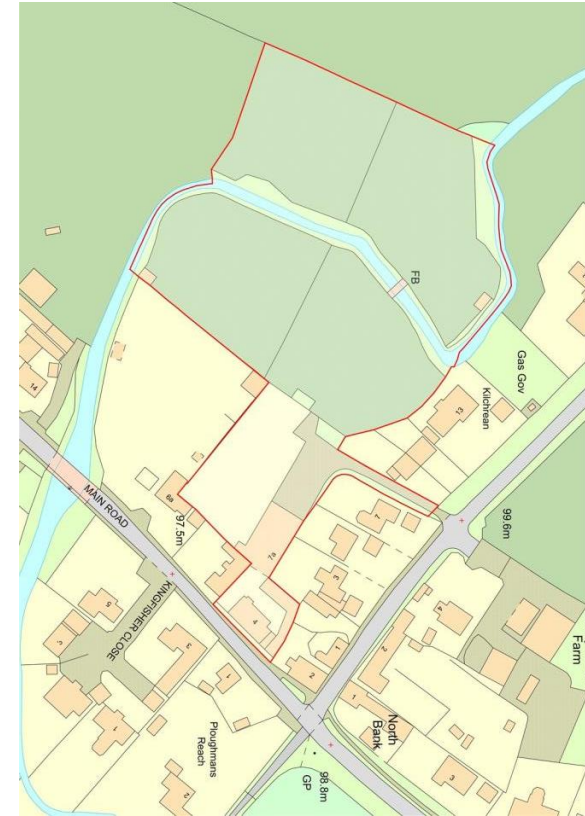
Waterford House is a substantial country home boasting a self-contained annexe, positioned on a generous plot of approximately 3.75 acres accompanied by a Victorian stable block with several stables, workshops, garaging and office rooms.

Being understated from the roadside, this deceptively large home really must be viewed to be fully appreciated. The property lends itself to many buyers, either those looking for a multi-family home, equestrian/hobby use and office space to work from home. Having undergone a programme of refurbishment, the property now boasts air conditioning and solar panels giving low energy savings not usually found with a home of this age and size.

The beautifully presented accommodation comprises: an entrance hallway, dining room with original fireplace, drawing room also with original fireplace, orangery, sitting room and breakfast room adjacent to the galley kitchen with AGA and walk-in pantry. The hallway also leads to a boiler room, laundry room, cloakroom and galleried rear reception hall with second staircase. The first floor offers a master suite with spacious dressing room and ensuite bathroom, a guest suite with ensuite shower room and three further bedrooms which are serviced by the main family bathroom, and a study room.

The North wing of the house has been converted to create a self-contained annexe with separate access, offering a large open plan living space with wood burner, kitchen and shower with sauna. The first floor offers four well-proportioned bedrooms and a family bathroom. With a long gated driveway to the rear, this leads to a large gravelled driveway providing parking for multiple vehicles and space for horse box etc. The brick-built stable block with clocktower is accessed through original large double gates, giving access to the garaging, stables and workshops within. Beyond the stable block there are four paddocks with post and rail fencing, field gates and two field shelters. The mostwesterly paddock has a summer house which is currently used for an art studio, enjoying the peaceful countryside views.

The property is positioned within the heart of the village of Twyford which sits in the idyllic Leicestershire countryside. The village itself offers an active community, with a church, village hall and gastro pub. The popular market towns of Oakham and Melton Mowbray are both within easy reach offering further amenities. The area is renowned for its schooling, both state and private, and schools include Leicester Grammar, Ratcliffe College, the preparatory schools of Brooke Priory, Witham Hall and Stoneygate with public schools at Oakham, Uppingham, Stamford and Oundle.



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