

INIGO



Princess Road West

LEICESTER, LEICESTERSHIRE

£675,000 FREEHOLD

This proud Georgian townhouse stands out along Princess Road West with its dark and distinguished frontage. A transformative renovation by its current owners has created a home that draws from both the historic and contemporary playbook; clever adjustments have rationalised the internal plan, which remains largely as it was when it was first built. It sits moments from New Walk and is a five-minute walk from the city centre. It is also under 10 minutes on foot from the train station, where services run to St Pancras in just over an hour.

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Setting the Scene

When first laid out, New Walk would have been gravel-laid and hedge-lined, a path through open fields that afforded views of nearby villages as well as the church spires of the town. The pleasant rural pathway linked the town's affluent residents with the open countryside and the racecourse (now Victoria Park). Following its incremental, but controlled development during the 19th century, the walk came to define an area of large villas and Regency terraces. Today, the unique character of the promenade has been fiercely protected, forcing the railway and roads into deep cuts that retain the original lineage.

This house was once home to locally renowned clockmaker Edward Thomas Loseby. His work can still be seen in Leicester's landmark clock tower, as well as on the old city hall.

The Grand Tour

As is common for houses of this era, the house is entered at a level raised slightly from the street. The bright and broad hallway opens out onto a series of reception spaces. The large, original sash windows have been replaced with custom-made, heritage-approved sash windows throughout. Finished in 'Inchyra Blue' by Farrow and Ball, the living room is centred around an original-style fireplace. Through a double-width doorway, the dining room is a refined space finessed with dado rails and cornicing. Painted floorboards flow between the two spaces and offer a clear distinction between old and new as they descend down into the kitchen.

An extension – part of the extensive works undertaken by the current owners – houses the brilliant kitchen. Mono-pitched, its tall ceiling creates a staggering sense of volume while tall Crittall-style windows from Met Therm and roof lights draw in plenty of brightness. Natural materials, including Carrara marble and beech timber, combine with 'Setting Plaster' by Farrow and Ball to create a feeling of calm.

Subtly textured band-sawn beech cupboard fronts play with the minimalism of their design, a deliberate decision by Sebastian Cox in his collaboration with renowned kitchen makers deVol. A thick slab of Carrara marble forms a spacious countertop that rests above and between appliances from Fisher and Paykel, and Mercury.

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The current owners have connected rooms on the first floor to create a primary suite comprising of a bedroom, dressing room and bathroom. Spanning the full width of the building, the bedroom's light walls contrast against the richly stained floorboards that run throughout. Each room has a fireplace, and could easily be separated to create a fourth bedroom. The bathroom lies in the outrigger, and has both a freestanding roll-top bath and a walk-in shower. Black fittings from Dornbracht add a contemporary touch. The walk in shower is lined with full sheets of Carrara marble, and the bath is Arroll's 'Lyon'.

Two further bedrooms occupy the top floor, each with their own aspect and character. At this height, the views are of the surrounding roofscapes, a vernacular jumble of brick and slate. A second bathroom is finished with classical designs in both sanitary and tap ware, creating a timeless feel.

Taking advantage of the raised ground floor above, the basement below is surprisingly well lit. A peaceful study occupies the rear of the level, while a WC and a utility room sit to the front. Subtly luxurious and conveniently distinct, the latter has white goods and storage concealed within 'Pantry Blue' deVol shaker joinery.

The Great Outdoors

The rear courtyard garden provides an ever-changing backdrop to the kitchen. It is planted with range of architectural foliage; where the walls are rendered, they are painted in 'Jack Black' from Little Greene to match the house proper and complement the burnished buff of the brickwork. Mature ivy and clematis drape across one corner, and an old water tank has been repurposed as an urban pond. Thoughtfully arranged exterior lighting make this space a year-round extension to the kitchen.

Through a timber door is a private off-street parking area with space for two cars. There is also a log store and shed.

Out and About

Leicester has a fascinating history. It is known for its textiles industry (which was fuelled by the canals and good railway links) and its diverse communities. It has a wealth of wonderful outdoor spaces that include Bradgate Park, Beacon Hill and Castle Gardens.

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The city has a fantastic offering of cultural institutions; Leicester Museum and Galleries is a consortium of several impressive galleries, museums and historic buildings. Gothic Leicester Cathedral dates as far back as 1086 and is known as the burial place, since 2015, of Richard III. Independent cinema Phoenix shows everything from major blockbusters to arthouse films and can be reached in 15 minutes on foot.

To the north-east of the city, Belgrave Road – known as The Golden Mile – is home to several excellent Indian restaurants and has impressive winter illuminations installed each year. St Martin's Square in the city centre is home to several lovely eateries, including its namesake St Martin's Coffee Shop. Bread and Honey is another popular café, while The Tiny Bakery and The Skylark Bakery have established themselves as the go-to for sweet treats in the city centre.

Aside from Leicester's brilliance, the house is well-placed to explore the rest of the surrounding landscape and its picturesque villages. The Peak District lies to the north, while Rutland Water – Europe's largest man-made reservoir – is around an hour's drive away. Pretty market town Melton Mowbray is a 40-minute drive or 16-minute train from Leicester and is known not only as the home of the Melton Mowbray pork pie, but as one of just six licensed makers of Stilton cheese. Market Harborough and Stamford, both lively Leicestershire market towns are accessible by car or train, and host brilliant weekend farmer's markets.

There are a handful of state-run primary schools close to the house. There are plenty of private secondary options nearby too, including St Crispin's Grammar School and the high-achieving Leicester High School for Girls.

Leicester railway station is a convenient 10-minute walk from the house. It runs services to Sheffield, Birmingham, Cambridge and London St Pancras, among others. The M1 can be accessed easily for travel on a north-south axis.

Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.