



53-55 Main Street,
Higham On The Hill,
Leics, CV13 6AH





£525,000

GENERAL

It is incredibly difficult to do justice to this exceptional period cottage. The cottage has been significantly improved by the present owners with exquisite taste and attention to detail. The gardens have also been cleverly landscaped and are simply idyllic. The property was formerly built as two cottages which have been cleverly combined. There is a fabulous 23' sitting room, a dining room/snug and living kitchen. The bedrooms run off two staircases with the main staircase rising to the master bedroom, bathroom and two further bedrooms, all of which are connecting. A further bedroom and en-suite bathroom run off the secondary staircase.



LOCATION

Higham on the Hill is a popular rural village boasting an historic church and primary school. The village is extremely accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy access making it commutable to London, Birmingham, Leicester and Coventry.

THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into the dining room/snug.

DINING ROOM/SNUG

13'6" x 12'9"

A pretty room, the focal point of which is the fireplace housing the wood burning stove with cupboard to one side and shelving to the other. There is a beam to the ceiling, central heating radiator and opening into the living kitchen.

LIVING KITCHEN

13'4" x 13'1"

Overlooking the garden. There is a comprehensive range of fashionable base and wall cabinets with quartz worktops with inset sink and mixer tap. Integrated appliances include a single oven with induction hob and a fridge. There is also a shelved PANTRY. Contemporary radiator, inset ceiling spotlights, French doors to the garden and door to rear hall.

CLOAKROOM

Tiled floor, low flush lavatory, ladder style towel rail, wash hand basin.

REAR HALL

Boiler cupboard and door to the garden.

SITTING ROOM

23'4" max x 10'4"

A charming room with a wood burning stove at one end and an inglenook with ornamental fire surround at the other. There are beams to the ceiling, two central heating radiators and storage cupboard. Door to inner hall.

INNER HALL

8'4" x 5'10"

Quarry tiled floor. Central heating radiator. Opening into the utility room.

UTILITY ROOM

11'0" x 3'8"

Base unit with an electric hob, single drainer sink unit and integrated washing machine.

ON THE FIRST FLOOR

There is access to the master bedroom.

MASTER BEDROOM

13'9" x 13'1"

A fabulous room with full height ceiling which gives you a real feeling of space. There are two ceiling beams, a chimney breast, central heating radiator. Opening into bedroom two.

BEDROOM TWO

13'7" x 13'0"

Full height ceiling, bank of wardrobes, central heating radiator and opening into bedroom three.

BEDROOM THREE

11'8" x 6'2"

(5' measured to 5' eaves height). Central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over and shower screen, low flush lavatory, wash hand basin, airing cupboard housing the hot water cylinder.

SECONDARY STAIRCASE

A secondary staircase rises to bedroom four.

BEDROOM FOUR

11'2" x 10'4"

Another room full of character with a full height ceiling with two beams. Central heating radiator.

EN-SUITE

10'8" x 6'3"

Suite comprising a panelled bath with mixer tap, pedestal wash hand basin, low flush lavatory, chrome ladder style towel rail.



THE GARDENS

The present owner is a passionate gardener and has created an absolutely stunning garden. Immediately adjoining the house, there is a terrace, an ideal area for barbecuing and entertaining. There are then lawns with flower and herbaceous borders and an ornamental archway opens into formal gardens with manicured privet hedges to one side and vegetable beds to the other. A path leads through these gardens to a working area, where the present owners have sited their greenhouses and garden sheds, together with a composting area and a hen enclosure. The owner intends to take a greenhouse and garden shed with them but will leave the remaining buildings. There are three traditional outbuildings providing useful storage, located to one side of the garden.


IMPORTANT NOTE

A path runs along the side of the property along which a neighbouring property has a right of way to access their own garden. The path could be very easily screened from the main garden if required.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 







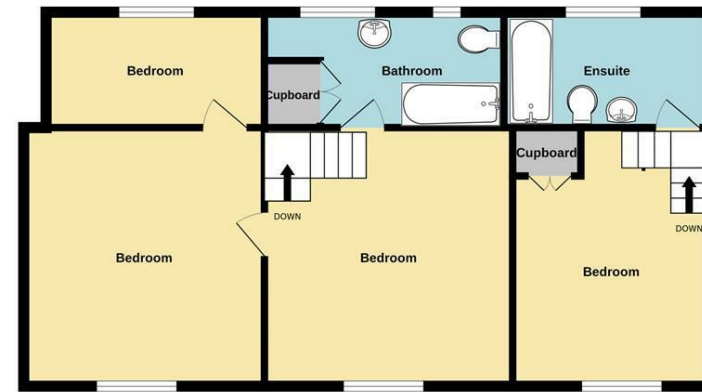




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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