



8 Cottage Lane,
Desford,
LE9 9GF.



£875,000

GENERAL

A charming period house with a detached one bed roomed annexe, set in grounds extending to approximately 0.7 acres. No. 8 Cottage Lane is a wonderful family home in a lovely private setting within the older part of the village. The house has an intriguing history. In 1855 it was used as a Chapel by the Primitive Methodists and during the Second World War, the owner Major used to drill the Desford Home Guard unit on the front lawn. The accommodation briefly includes on the ground floor, an elegant sitting room with bay window overlooking the garden, a panelled dining room and garden room/home office, both of which have oak panelled walls. There is also a wonderful living kitchen, scullery and vaulted cellar. On the first floor there are five bedrooms together with a luxurious family bathroom.

The annexe comprises a kitchen, sitting room, dining room and bedroom.

LOCATION

The village of Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nursery, doctors' surgery, dentist and various sports clubs. There is a Co-op supermarket within walking distance of the property. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth, home to the Dixie Grammar School, lies to the West.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

RECEPTION HALL

A charming introduction to the house. There is a wood burning stove, tiled floor and beam to the ceiling.

SITTING ROOM

19'6" x 17'7" (into bay)

An elegant room with large bay window overlooking the garden. There is a wood burning stove, fitted shelving, coving to ceiling and central heating radiator. (measurements are taken into the bay)

DINING ROOM

12'10" x 14'7"

An impressive room with oak panelled walls and bay window overlooking the front garden. There is a wood burning stove with cupboard to one side. Central heating radiator. (Measurements are taken into the bay)

INNER HALL

The inner hall opens off the reception hall. There are stairs rising to the first floor and doors to the home office and kitchen.

GARDEN ROOM/HOME OFFICE

10'2" x 11'

Panelled walls and french doors to the garden. There is a tiled finish to the floor and beamed ceiling.

CLOAK/SHOWER ROOM

Low flush lavatory and shower.

KITCHEN

16'4" x 13'6"

The kitchen is fitted with a range of base and wall cabinets with painted fronts, heavy granite work top and a Belfast sink. There is a gas fired Aga which has two conventional aga ovens and hot-plates. There are also two electric ovens together with and an electric hob. PANTRY and door to the scullery.

SCULLERY

Back door to the garden. There is a 'Belfast' sink and opens into the boiler room.

CELLAR

A vaulted cellar with brick thrawls.

ON THE FIRST FLOOR

Stairs rise from the inner hall to the landing.

FIRST FLOOR LANDING

There is a central half landing from which two flights of stairs access the bedrooms. Useful storage cupboard.

PRINCIPAL BEDROOM

18' x 17'1"

A good sized double bedroom with two central heating radiators.

BEDROOM TWO

12'2" max x 12'

With period ornamental fire surround. Central heating radiator.

BEDROOM THREE

15' x 12'

Overlooking the garden. Central heating radiator.

BEDROOM FOUR

10'8" x 7'3"

Overlooking the back garden. Central heating radiator. (Second measurement is 6'6" measured to 5' eaves height).

BEDROOM FIVE

11'10" x 8'10"

Double bedroom with central heating radiator.

LAUNDRY ROOM

8'9" x 5'10"

BATHROOM

Traditional cast iron slipper bath, low flush lavatory, wash hand basin and chrome ladder style towel rail.

OUTSIDE

The house is approached along a gravelled drive leading to a stoned parking area in front of the house. The drive continues to the annexe.

ANNEXE

Front door opening into the kitchen.

KITCHEN

12'5" x 8'8"

Fitted with a range of base and wall cabinets with electric hob, single oven and single drainer sink unit. French doors open from the kitchen onto a private terrace. Opening off the kitchen is the sitting room.

SITTING ROOM

12'5" x 10'10"

A lovely cosy room with wood burning stove and electric radiator.

DINING ROOM

10'3" x 9'9"

Overlooking the garden. Electric radiator.

SHOWER/CLOAKROOM

Shower enclosure, wash hand basin set in vanity unit, chrome ladder style towel rail and low flush lavatory.

BEDROOM

13' x 12'4"

A good size double bedroom with an electric radiator.

THE GARDENS

The gardens wrap around three sides of the property. The principal garden is south facing and lawned with well established and screened boundaries. There are some beautifully stocked flower and herbaceous borders and a potting area with large shed, tucked away to one side. The lawns continue around the side of the house to the back garden which is also lawned with a terraced area adjoining the annexe and also the house.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.









School Cottage Annexe



Ground Floor



1st Floor



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