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Winterberry Cottage

Spring Lane | Packington | Leicestershire | LE65 1WU

Winterberry Cottage

Winterberry Cottage enjoys a private, 3.1 acre setting within easy walking distance of the village.

Surrounded by open countryside at the end of a long sweeping drive this substantial home offers an impressive 5100 sq ft of immaculately presented accommodation. Having been the subject of an ambitious redevelopment by the current owners. Features include a large fully bespoke family kitchen, four reception rooms and a large basement is currently used as a games room/gym. On the first floor are five double bedrooms and four bathrooms and a leisure room has a sauna, shower room and offers space for an 8 person hot tub. A sweeping gravel drive provides access to a double garage and an additional oak framed barn provides additional garage storage. Gardens surround the property and an outdoor covered entertaining space with fire is a particular feature.

- Detached Family Home in Open Countryside
- Easy Walking Distance of the Village
- 3.1 Acres & Over 5000 sq ft of Accommodation
- Large Fully Bespoke Family Kitchen
- Five Double Bedrooms & Five Bathrooms
- Basement Games Room
- Indoor Leisure Room with Sauna & Space for Hot Tub
- Alfresco Dining Space with Fire
- Extensive Garaging/Oak Framed Barn
- Long Sweeping Drive with Electric Gates

LOCATION

Winterberry Cottage is located on a 'no through' road approximately 0.6 miles from the village centre. Packington is a sought after village in North West Leicestershire with a large number of old properties and a lively community. Day to day amenities include a grocery store, primary school, public house and church. A wider range of facilities can be found in the nearby market town of Ashby de la Zouch including highly regarded schools of all grades, a busy Market Street including shops, delis, bars and restaurants.

Carlsberg

GROUND FLOOR

The property is under an oak framed, tiled canopy. The hallway is spacious and double height with an oak staircase which rises to an open first floor gallery. Oak flooring covers much of the ground floor and off the hall is fully fitted study. The sitting room features a log burner set with a reclaimed brick surround has a walk-in bay window and French doors open into the garden room. Also off the hallway is a formal dining room and family room each with matching, walk-in bay windows and the family room has two flush mounted TV's (available by separate negation) ideal for those passionate about gaming. The kitchen, located to the rear of the property has been beautifully crafted by Charnwood Kitchens & Interiors. Oak cabinets with granite tops, matching island and range of integrated appliances are just some of the features and there is space for an electric Aga which is also available by separate negotiation. The kitchen and adjoining garden are open plan and the garden room with fully glazed has French door which open into the rear garden. A concealed spiral staircase from the kitchen leads down to large games room and gym. L shaped, the basement offers ample space for the whole family and has a surprisingly lofty feel with integrated audio system. A large utility room with Belfast style sink and cloaks/WC also lead off the kitchen. Accessed externally through double doors is a leisure room which has space for an 8 person Hot Tub. Bi fold doors allow panoramic views over the rear garden and leading off is a shower room and sauna.

FIRST FLOOR

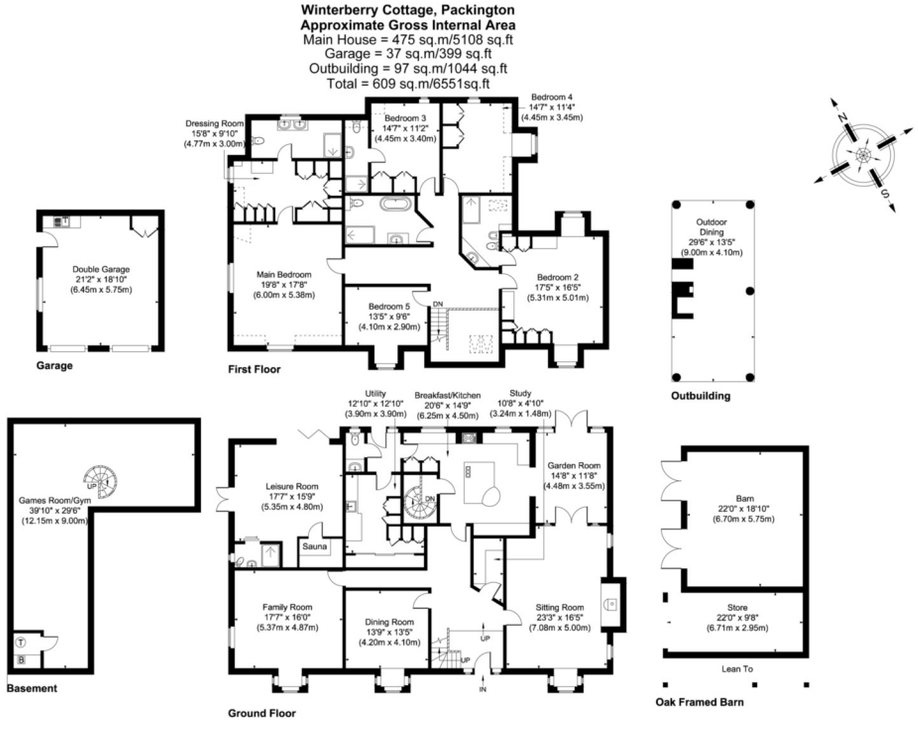
An open first floor gallery provides access to five double bedrooms, four of which have fitted wardrobes. All bathrooms features LED lights and the family bathroom has a stylish, free standing bath, double shower and roof lantern. The main bedroom is large and enjoys a dual aspect with uninterrupted countryside views. A fully fitted dressing room off the main bedroom provides access to a stylishly fitted en suite complete with twin wash hand basins and walk-in wet room style shower. Bedroom two is similar in size to the main bedroom and also has en suite with double shower. Bedroom three also has the benefit of an en suite shower room.

OUTSIDE

Electric gates open to a sweeping driveway which is flanked on both sides by a post and rail fence and variety of attractive trees. The driveway which terminates at a generous turning area provides hardstanding for numerous vehicles and access to a double garage. A wooden five bar gate leads to a further area of hardstanding and a large oak framed barn. Beautifully maintained grounds which are mainly laid to lawn surround the property and there are a number of old fruit trees. A particular feature of the rear garden is a covered outdoor entertaining space. Open to all sides, a brick chimney houses an open fire and BBQ, providing the perfect space for those with entertaining in mind.

DOUBLE GARAGE

The double garage has twin electric up and over doors, personal door to side and fitted sink unit.



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