

## Tollgate Cottage , High Cross, Claybrooke Magna, LE17



£825,000

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## Tollgate Cottage

Claybrooke Magna, LE17 5AT

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### Location

The property is ideally located just off the A5 at High Cross and has excellent commuter links via the M11/M6 and M69. Making it the perfect location to run a business from. The neighboring village of Ullesthorpe has a post office counter in a convenience store, a family run Butchers, Doctors surgery and two village public houses. Lutterworth is approximately five miles away and offers a great selection of quality local shops and amenities. The village itself has a traditional village hall for community events, a local public house and a sought after primary school.

### The Ground floor

This home has two entrances and can be accessed via the porch which is located at the front or the boot room which is located at the side of the property. The porch has double glazed French doors and windows to the side aspect, ceramic tiled flooring and opens into the stunning breakfast area of the spacious open-plan kitchen/breakfast room. There is a double aspect multi fuel burning stove set into a brick-built fireplace which is the focal point. The kitchen is fitted with a wide range of modern cabinets with complimenting surfaces, there is a Rangemaster cooker, plumbing for a dishwasher and an American fridge freezer. There is a full height pantry cupboard and exposed ceiling beams. Doors open into the lounge the dining room and the utility room. Stairs rise from the breakfast area to the first floor. The lounge is the full length of the property and is a light and airy room with multiple aspect windows including a lovely deep bay window seat. A stone fireplace houses a living flame gas fire to enjoy cosy nights in this

spacious lounge. A set of double doors open into the formal dining room which is the ideal space to entertain and a set of French doors open onto the covered veranda enjoying views over the gardens. The utility room has additional storage cabinets with complimenting surfaces, Belfast sink, space and plumbing for a washing machine and tumble dryer. Doors lead to the boot room and shower room which is fitted with a WC, wash hand basin, corner shower enclosure fitted with a Mira electric shower, ceramic wall and floor tiles. A door opens to the outside.

### First Floor

The spacious landing features a circular window to the front aspect and has communicating doors to all bedrooms and family bathroom. The principal bedroom has exposed ceiling beams and a wide range of bespoke built-in wardrobes, a large walk-in wardrobe and a further dressing area with a door opening into the en-suite. A set of French doors open onto a balcony which enjoys far reaching rural views across open countryside. Bedroom two also has a dressing area with built-in wardrobes and a set of French doors open to the balcony. Bedroom three has a range of built-in wardrobes and drawers, exposed A-frame ceiling timbers and wooden flooring. Bedrooms four and five are both double bedrooms with exposed ceiling timbers. The spacious family bathroom is fully tiled and is fitted with a traditional white suite, including a free-standing roll top bath with shower attachment, low flush WC, pedestal hand wash basin, bidet, separate shower enclosure and a chrome heated towel rail.

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## Gardens

The formal landscaped gardens wrap around the property with manicured lawns and mature flower borders all within fenced boundaries. There is an extensive block paved patio which leads to an impressive loggia which has specimen palm trees to either side. A covered verandah links the main house to the garden and provides ideal dining and entertaining space in the inclement weather.

## Outbuildings

There are many outbuildings including a garage and workshop with inspection pit, double doors and power and light are connected. (7.30m x 4.50m). There is a second workshop having a height clearance of 2.8m which is fitted with three phase electrics and lighting (7.20m x 4.40m). There is a brand new Yorkshire boarded car port with power connected. (9.14m x 9.14m) There is also a stable block and tack room, which is ideal for anyone with an equestrian interest. In addition there are also two enclosed yards set behind secure gates.

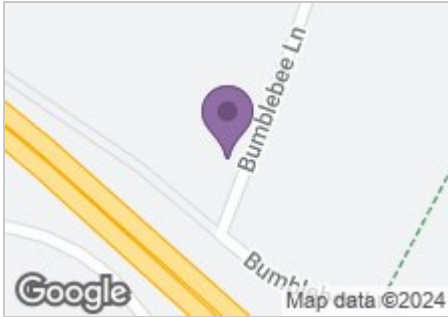
## Approximate Room Measurements

- Kitchen Breakfast Room 7.78m x 4.90m
- Lounge 11.69m x 3.52m
- Dining Room 3.60m x 7.65m
- Utility Room 3.15m x 2.29m
- Shower room 1.75m x 2.26m
- Boot Room 2.30m x 2.10m
- Principal Bedroom 3.77m x 3.71m Dressing Area 2.34m x 2.13m
- En-Suite 2.33m x 1.79m
- Bedroom Two 3.63m x 3.91m Dressing Area 2.34m x 2.13m
- Bedroom Three 3.61m x 4.37m
- Bedroom Four 3.6m x 4.27m
- Bathroom 1.70m x 5.60m





Road Map



Hybrid Map



Terrain Map



Floor Plan



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## Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

