



Hall Gate

Diseworth

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- Spacious character detached family home
- Lovingly maintained throughout
- Circa 2/3 acre corner plot
- Impressive spacious family living kitchen
- Separate study and drawing room
- Six bedrooms, two bathrooms, dressing room
- Electric gated driveway and double garage
- Attractive location in this desirable village
- EPC Rating C / Council Tax Band G / Freehold

General Description

Yew Tree House is a distinguished six bedroomed, detached character family home with many original features set in circa 2/3 of an acre of walled gardens. Nestled behind a private gated entrance in this premium village offering approximately 3,400 square feet of accommodation.

Location

Diseworth is a small, picturesque commuter village ideally situated close to the border with Leicestershire, Nottinghamshire, and Derbyshire. The Plough Inn is a popular village pub/restaurant refurbished in 2013 and Diseworth C of E primary school is highly regarded. The nearby market town of Castle Donington offers a full range of amenities. Surrounded by open countryside and less than one mile from East Midlands Airport, the property enjoys all the convenience of excellent road, rail and air links without compromising its tranquillity.

Distances

Nottingham 14 miles / Leicester 19 miles / Derby 14.5 miles / Loughborough 7 miles / Castle Donington 3.5 miles / East Midlands Airport 0.7 mile / East Midlands Parkway 5.5 miles / A42 & M1(J23A) 1.5 miles. (Distances are approximate).



Accommodation

Entering the property into the impressive entrance hall with characterful beams, under stairs storage and access into the study. The main hub of the home is the spacious fitted kitchen/breakfast room with centre island with living area off with feature inglenook fireplace and dining area with utility and ground floor W.C off. To the other side of the house is a large drawing room with stone fireplace and log burner.

To the first floor is a feature landing, six bedrooms, principal ensuite with bath and separate shower and dressing area, family bathroom with rolled top bath and separate shower.

Externally you will find an electric gated block paved driveway, an integral double garage with access to the rear, behind the property with access from the kitchen is an attractive courtyard enclosed by the old walling and two original outhouses off. The main gardens to the side have a large area of lawn, attractive views out of the village and well stocked flower and shrub beds.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders on (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water and drainage are connected and gas fired central heating.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band G.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

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Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.