



Dames Lane

Newton Burgoland

- Discreetly positioned three bedroom home
- Original features with modern updates
- Spacious bright living area
- Combined kitchen / dining area
- Three large double bedrooms
- Four piece family bathroom
- Private, mature hedge lined gardens
- Off road parking for multiple vehicles
- EPC Rating TBC / Council Tax Band D / Freehold
- No Onward Chain

General Summary

Dating back to 1855, this remarkable home exudes warmth, character, and history, seamlessly blending original features with sympathetic renovations carried out by the current owners over the last 17 years. Set upon an impressive and private plot, Chapel House enjoys sweeping countryside views, mature hedge lined gardens, and generous off road parking, all contributing to its unique and idyllic charm, coming available to the market with no onward chain.

Accommodation Overview

From the moment you arrive, the home enchants with its rendered frontage, framed by colourful flora, low rise picket fencing, and a bespoke timber storm canopy, crafted in homage to the property's original entranceway. The approach sets a welcoming tone that continues throughout the interior.

Stepping inside, a bright and inviting reception hall greets you, enhanced by heightened ceilings and tasteful finishes that echo the property's period charm. To the front, a delightful dual aspect lounge offers a cosy yet spacious setting for family living, with French doors to the rear providing picturesque views across the adjoining fields and allowing natural light to flood the room. The heart of the home is a stunning open-plan kitchen and dining area, thoughtfully designed with timeless units, integrated appliances, and a feature fireplace with a log burning stove, perfectly balancing style and practicality. The dining area provides a warm, sociable space ideal for family meals and entertaining. An adjoining hallway doubles as a utility space, offering internal access to the converted garage, now serving as a dedicated home office, a versatile room that could suit a range of uses. A convenient guest cloakroom completes the ground floor arrangement and opens out onto the private rear aspect.

The first floor continues the home's elegant presentation, with a generous landing that captures picture-perfect views over the surrounding countryside. Three excellent double bedrooms all benefit from fitted storage, with the principal bedroom further enhanced by a private WC. A luxurious family bathroom completes the accommodation, boasting a four-piece suite with quality tiling and elegant finishes.



External

Externally, Chapel House offers truly exceptional gardens that wrap around the rear and side of the property. Designed for both relaxation and entertaining, the main garden features a beautifully crafted summerhouse, a raised decked seating area beneath a timber-framed pergola, and a charming arched arbor, all enclosed by well kept hedging for complete privacy. A separate courtyard garden, located just off the kitchen, provides a peaceful retreat, perfect for enjoying a quiet morning coffee or an afternoon with a book.

Secure off-road parking is provided via a generous block-paved driveway, discreetly set behind traditional wooden field gates, with ample space for multiple vehicles.

Location

Newton Burgoland is a picturesque and peaceful village set within the heart of the Leicestershire countryside, just a short drive from the historic market town of Ashby-de-la-Zouch benefiting from close proximity to the A444 and M42. Known for its rural charm and close knit community, the village offers a tranquil setting with a traditional country pub, scenic walks, and easy access to nature.

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.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

We are advised that mains gas, electricity, water, and drainage are connected. The property is serviced by LPG heating.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Tenure

Freehold.

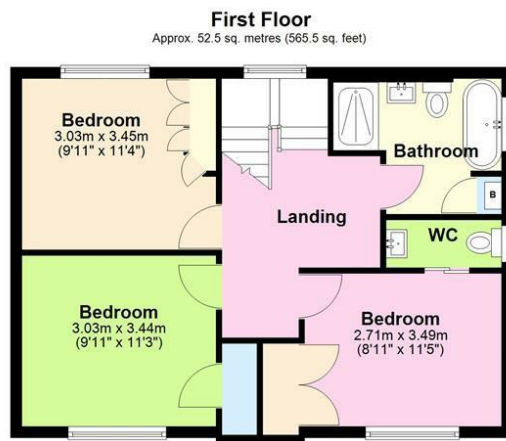
Money Laundering

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.

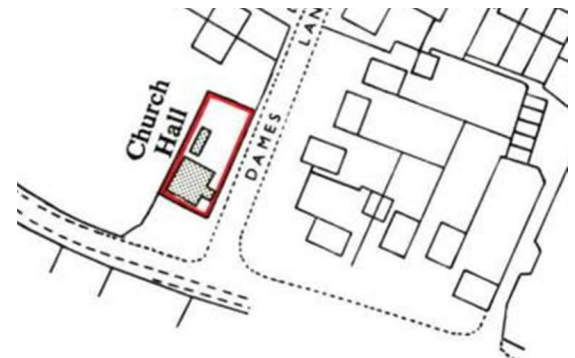
General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





Total area: approx. 123.7 sq. metres (1331.1 sq. feet)



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