



Yew Tree Cottage

Main Street, Norton Juxta Twycross

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- Opportunity to create a truly special characterful home
- A part converted cottage in a sizeable plot
- Around 60% requiring full renovation
- Complete new roof and partial fit out
- Sought-after village location
- Gross internal area of 3000 square feet
- Private driveway and a detached double garage
- Impressive plot with generous mature gardens
- EPC Rating F

General Description

A charming part converted period family home of approaching 3000 sq ft on an impressive plot in the heart of Norton Juxta Twycross. The property requires part renovation however is habitable and has benefited from a complete new roof and partial fit out.

Currently the habitable part of the property consists of an open plan family kitchen space, snug, utility/lobby, three double bedrooms and a shower room. Around 60% of the property requires a full renovation but does benefit from a completely new roof. Subject to the necessary planning consents the property offers a superb and unique opportunity to acquire a mortgageable and liveable renovation giving the right buyer the chance to create a truly special and unique family home. The layout is not fixed allowing the buyer to lay out their new home in exactly the form that suits them.

The property is positioned in the heart of Norton Juxta Twycross, off of the main through road and behind mature front gardens with a private driveway and detached double garage to the left. To the rear are wraparound gardens laid mainly to lawn and with potential to create a fantastic outdoor space.

An on site inspection is strongly recommended to appreciate the unique opportunity on offer. Viewing via the sole selling agent, Alexanders (01530) 413126.



Location

Norton Juxta Twycross affords excellent commuter links to Birmingham, Nottingham, Tamworth and Leicester. The sought-after market towns of Ashby-de-la-Zouch and Market Bosworth provide an superb array of independent shops and eateries. There is also an excellent range of schooling with both independent and state options. There are bus services to The Market Bosworth School and Congerstone Primary School, both have been rated 'Outstanding' by Ofsted. The independent options of Twycross House School, Dixie Grammar School and Repton School are all within easy reach.

Accommodation

Kitchen/Diner

14'5 x 10'0 (4.39m x 3.05m)

Utility Room

8'4 x 7'4 (2.54m x 2.24m)

Shower Room

8'6 x 6'6 (2.59m x 1.98m)

Sitting Room

14'5 x 14'5 (4.39m x 4.39m)

Snug

14'5 x 14'5 (4.39m x 4.39m)

First Floor

Bedroom

14'6 x 10'11 (4.42m x 3.33m)

Bedroom

14'7 x 9'3 (4.45m x 2.82m)

Bedroom

13'6 x 11'5 (4.11m x 3.48m)

Potential Living Space

Area 1

24' x 15'6 max (7.32m x 4.72m max)

Area 2

14'2 x 11' (4.32m x 3.35m)

Area 3

27' x 15' (8.23m x 4.57m)

Area 4

12' x 4'8 (3.66m x 1.42m)

First Floor

Area 1

24' x 8'2 (7.32m x 2.49m)

Area 2

15'6 x 6'11 (4.72m x 2.11m)

Area 3

15'6 x 13'4 (4.72m x 4.06m)

Area 4

15'6 x 13'4 (4.72m x 4.06m)

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141).

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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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.