



HOPKINS & DAINTY

ESTATE AGENTS



Mill Street, Ashby de la Zouch, LE65 1WN

£795,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this most deceptive and superior 5 bedroom barn conversion within the heart of the beautiful and tranquil village of Packington. Ideal for the quiet country life yet close to communication links and the nearby amenities of Ashby de la Zouch. Beautifully crafted and designed by award winning local architect David Granger Design, this spacious family home hosts a plethora of original character, almost too many to mention but including vaulted ceilings, a superb large beamed sitting room with Inglenook fireplace, exposed timber beams and trusses and beautifully presented, requiring nothing more than to just turn the key and enjoy. The property was converted in the mid 1990's and is one of four properties nestled quietly in a corner of a private courtyard accessed from a leafy country lane, with accommodation comprising: A reception hallway/seating/reading room overlooking the rear garden, a large sitting room, a further reception room, a superb handcrafted bespoke 25ft kitchen/dining room with oak framed gable walls overlooking landscaped gardens and grounds, utility room, guest cloakroom and a study. Upstairs is accessed by either of the two staircases; the main staircase rises from the sitting room and leads directly to a landing accessing two bedrooms and a bathroom and bedroom one with en-suite. The second staircase, a spiral, rises from the reception hallway and leads directly to an open gallery landing accessing a further two bedrooms and a shower room. A well-proportioned and mature landscaped gardens sit in a private and sunny spot to the rear of the property. A large courtyard lies to the front, together with a garage with attic room above and two off road parking spaces. Please note all window dressings (Hillarys) are to be included in the sale. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Location

The village offers a local pub, a thriving village shop, Ofsted rated 'Good' village primary school, secondary schools in nearby Ashby de la Zouch along with independent schools in Loughborough, Repton and Twycross. Recreation space and playground, a modern community hall and a historic church. The village is just minutes away from the M42, offering quick and easy access to both Nottingham and Birmingham. Loughborough and Leicester are also nearby.

Entrance hallway

Solid Oak front entrance door leads into the entrance hallway with built in storage cupboard, Amtico flooring, door to sitting room and door to:

Study 12'1" x 8'4" (3.69 x 2.56)



With Hammonds integrated furniture and office desk, radiator, window to the rear, exposed beams to ceiling.

Sitting room 26'11" x 17'3" (8.21 x 5.26)



The principle sitting room is a spacious, high ceilinged room with exposed beams galore, a brick inglenook

fireplace with inset lighting and fitted log burner. Two pairs of French doors open out onto the south facing lower terrace and there are also two windows to the front elevation., two radiators, Amtico flooring. An open staircase rises to the first floor landing. A door leads to:

Hall/Seating area/Garden room 12'0" x 11'0" (3.68 x 3.36)



With galleried landing above. The room features an internal window and French doors which open onto the rear garden. Brick steps lead into the dining room. An elegant spiral staircase with cast iron rail gives access to the galleried landing above, two radiators, Amtico flooring.

Second reception room 13'10" x 14'7" (4.24 x 4.46)



With exposed beamed ceiling and timber post, Amtico flooring, inward opening French doors, radiator, brick steps up to:

Kitchen/dining room 25'0" x 14'6" (7.64 x 4.42)



At the heart of modern family living is the bespoke Pear Tree fitted oak framed and hand painted living/dining kitchen with magnificent oak framed gable wall and bi-folding doors onto private terrace and gardens. Comprising: fitted wall and base units, granite working surfaces and splashbacks, integrated Miele dishwasher, wine fridge, twin larder style fridge/freezers, bespoke integrated drawers, fitted kitchen island incorporating more drawers and re-cycling bins. A range oven with six-ring gas hob and electric ovens is set within a brick chimney breast with an inset beam. The whole room benefits from travertine tiled floor with underfloor heating and part vaulted ceiling with twin Velux roof lights and recessed LED down lights, three windows to the side elevation.

Utility room 7'10" x 6'9" (2.40 x 2.08)

Fitted with wall and base units continued from the kitchen, working surface with inset Belfast sink, tiled splashback, plumbing for washing machine and tumble dryer, window to the front elevation, radiator. There is also a large cupboard containing central heating boiler and storage space.

W.C



Fitted with a W.C., vanity unit with inset wash hand basin and tiled splashback, radiator, wood panelling to the lower half of the walls, window to the front elevation.

The first floor landing

A galleried landing with Velux skylight and radiator, door to:

Bedroom One 17'4" x 12'6" (5.29 x 3.82)



Fitted with a range of hand crafted bedroom wardrobes by Charnwood Kitchens & interiors, high vaulted ceiling, timber posts, two Velux rooflights, window to the rear elevation, access to the loft, radiator, Amtico flooring, door to second landing, door to:

En-suite shower room

Features a large power shower, vanity unit with inset wash hand basin, low flush W/C, with concealed cistern, chrome heated towel rail, Amtico flooring, spot lighting and Velux roof light.

Bedroom Four 12'2" x 8'9" (3.73 x 2.67)



With vaulted ceiling, exposed timber post and beam, window and Velux window to the rear elevation, radiator.

Bedroom Five 11'10" x 8'7" (3.62 x 2.64)



With vaulted ceiling, exposed timber post and beam, radiator, window and Velux window to the rear elevation.

Bathroom



Fitted with a panelled double ended bath, separate curved shower, vanity unit incorporating wash hand basin with

cupboards and drawers below, low flush W/C, with concealed cistern, partially tiled walls, Velux window, heated towel rail, built in cupboard, tiled flooring.

Vaulted galleried landing



Features a vaulted ceiling, an impressive exposed oak truss, inset feature glass blocks to the wall of bedroom three, a built in airing cupboard and three Velux roof lights.

Bedroom Two 14'9" x 14'7" (4.51 x 4.45)



With a high vaulted ceiling, two Velux windows and a superb exposed oak truss, two radiators.

Bedroom Three 11'2" x 10'7" (3.42 x 3.24)

Currently in use as a second sitting room but could easily be used as an additional bedroom. It features a high vaulted ceiling, Velux window, radiator.

Shower room

Comprises of a shower cubicle, vanity unit with inset wash hand basin and W.C with concealed cistern, chrome towel rail, tiled walls and flooring, spot lighting and a Velux window.

Outside



The current vendors have put an enormous amount of effort into the garden. To the front of the property there is a gravelled small walled garden/seating area/log storage with gated side access leading to the stunning rear garden, an absolute delight with patio seating areas, lawn, planted borders, trees and shrubs in abundance! There is a large greenhouse which is to be included in the sale of the property. Please note there is a decked area housing a hot tub which could be available by separate negotiation.

Garage 19'6" x 12'6" (5.96 x 3.83)

The garage has an up and over door, lights, and power points and side service door. Stairs lead to a first floor attic room with a Velux roof light and heater. This room could be used as a gym, playroom or storage area.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this

cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

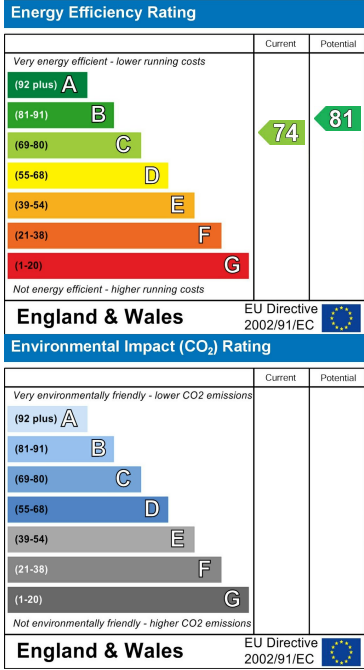
Floor Plan



Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.