



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth, LE17 4HB



FOR SALE

£1,450,000 Guide price

MICHAELMAS COTTAGE, 138 S APCOTE ROAD
BURBAGE
LE10 2AY

- Detached character property
- Residential Development Opportunity
- Full Planning Granted For 3 Additional Dwellings

LOCATION

Michaelmas Cottage is an attractive four bed character property located near the village centre of Burbage. Burbage is a picturesque village on the outskirts of Hinckley with a range of amenities including independent shops, restaurants and public houses, and good transport links being only a short distance from the M69 motorway and the A5 Watling Street.

DESCRIPTION

An exciting opportunity to purchase a character property with associated residential development in the popular village of Burbage, comprising a four bed detached property set in a sizeable plot with full planning permission for 3 additional detached dwellings.

The property is available as a whole or in two lots:

Lot 1 being the house, associated gardens and drive, as shown edged red on the plan, £800,000.00 Guide Price.

Lot 2 being the development plots, as shown edged blue on the plan, £650,000.00 Guide Price.

ACCOMMODATION

Ground Floor:

When entering Michaelmas Cottage through the front door you are greeted with a grand entrance hall featuring vaulted ceilings, exposed beams and the impressive solid oak staircase.

Also off from the main entrance hall is the kitchen, featuring a range of fitted units, a large double Belfast sink, granite worktops, and two Agas, one gas range Aga and one smaller electric companion Aga. A door leads from the kitchen through to a large pantry, utility room, downstairs shower room and a side entrance porch.

First Floor:

From the entrance hall the large winding oak staircase leads to the first floor galleried landing featuring exposed beams, vaulted ceilings and ornate solid wood carvings. Door leading off the landing to the master bedroom, that features a large en-suite bathroom, vaulted ceiling and large bespoke fitted storage. There are a further three large double bedrooms all with en-suite facilities.

Outside:

The property is set back from the main highway and access is via a long gravelled

driveway with double wooden gates. To the front of the house is an area for turning with a large mature flower bed island. The rear garden features well established flower beds and a large paved sun terrace.

The property also currently features a 7 berth garage with bi-fold doors and a separate six bay stable block with water supply.

EPC

Michaelmas Cottage is currently rated as "C" on the EPC register.

VIEWINGS

A viewing day will be held on a date to be confirmed, on this day all planning documents will be available for viewing.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior



Planning:

Full planning permission for the erection of three detached dwellings was granted on the 14th of December 2022 under application number 22/00120/FUL, full details of the planning permission can be found on the Hinckley and Bosworth Borough Council website.

Should you require a copy of the planning documents please contact either Tom Knowles (tom@wellsmcfarlane.co.uk) or Trevor Wells (trevor@wellsmcfarlane.co.uk).



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated May 2023



