

October Cottage Main Street,
Lutterworth, LE17 5LS



**Offers over
£500,000**

OCTOBER COTTAGE is a beautifully restored **GEORGIAN VILLAGE RESIDENCE** and is Grade II listed as a building of architectural importance. **PRE-PLANNING CONVERSATION AGREED** for an **EXTENSION OVER THE GARAGE** to create **2 FURTHER BEDROOMS** giving you the **POTENTIAL FOR 5 BEDROOMS**. Dating back to 1740 and previously being 5 farm cottages, a confectioners, convenience store, frame-work knitters space and also the Reading Rooms for the village. Having been Sympathetically refurbished offering excellent accommodation over 2 floors, yet retaining original features including the **SALT SAFE, INGLENOOK FIREPLACE** and **EXPOSED BEAMS** to walls and ceilings throughout the cottage. To the outside is a small off road parking area, large single garage with personnel door to the **SOUTH FACING REAR GARDENS**, which have been delightfully landscaped. From the **ENTRANCE HALL WITH** ground floor WC, The 2 Reception rooms are a great size along with the Breakfast Kitchen having Granite Work surfaces with inset Belfast Style sink and bespoke cabinets. The utility offers an excellent space in this larger than average cottage and the 3 double bedrooms, ensuite and family bathroom make the 1st floor just as spacious, even offering a study/home office area on the landing space. Watch the walk around tour to see that this is definitely a Cottage to view in person.



- **DETACHED COTTAGE IN THE VILLAGE OF GILMORTON**
- **ORIGINAL BEAMS / INGLENOOK FIREPLACE**
- **BREAKFAST KITCHEN & UTILITY**
- **PRINCIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES**
- **FAMILY BATHROOM**

- **GRADE 2 LISTED - EPC EXEMPT**
- **LARGE GROUND FLOOR WITH 2 RECEPTIONS**
- **STUDY AREA**
- **2 FURTHER DOUBLE BEDROOMS**
- **FREEHOLD - COUNCIL TAX BAND F**