

SUPERIOR HOMES

ROYSTON & LUND



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The Old School House

| LE65 1EF

Guide Price £750,000

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Nestled in the charming Upper Packington Road of Ashby-De-La-Zouch, this character property is a true gem waiting to be discovered. Steeped in history as a former school house, this Grade II listed semi-detached home boasts a generous 3,122 sq ft of living space spread across four floors.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests. With a total of 7 bedrooms, including 3 with en-suites, and a further shower room and bathroom, there is an abundance of space for the whole family to enjoy.

The property's walled garden is a delightful retreat, offering a lush lawn space and a charming patio area for al fresco dining. Parking will never be an issue with space for 6 vehicles on the block paved driveway.

What truly sets this property apart is its potential. A complete blank canvas throughout, this home provides the perfect opportunity to unleash your creativity and add your personal touch to every corner.

Don't miss out on the chance to own a piece of history and create your dream home in this enchanting character property which is sold to the market with no upward chain!





- Guide Price £750,000 *No Chain*
- Character Property On Upper Packington Road, Ashby-De-La-Zouch
- Grade II Listed Former School House With History
- 3,122 sq ft Living Space Over Four Floors
- Two Reception Rooms Ideal For Entertaining
- 7 Bedrooms, 3 With Ensuites
- Walled Garden With Lawn And Patio Area
- Parking For 6 Vehicles On Block Paved Driveway
- Planning Permission Granted For A Double Garage
- Council Tax Band TBC - Freehold - EPC Exempt





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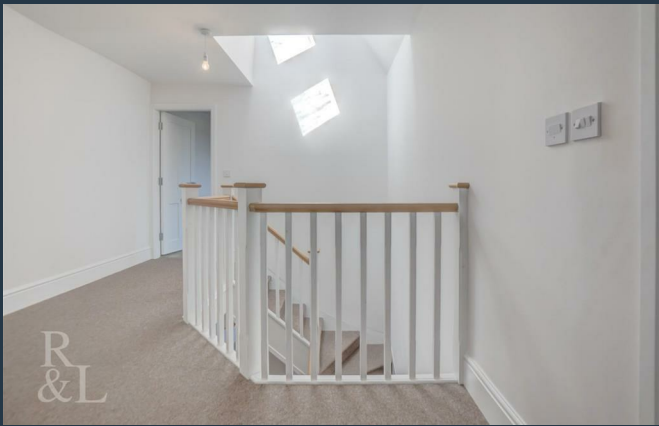




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The picturesque market town of Ashby-de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.

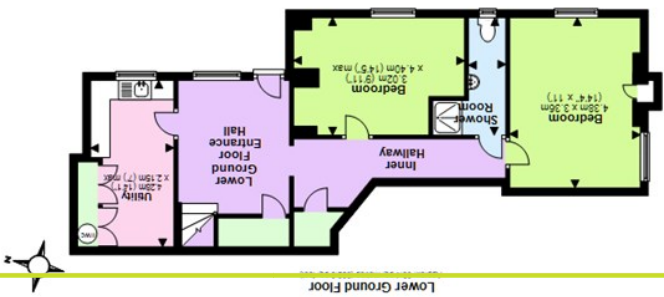
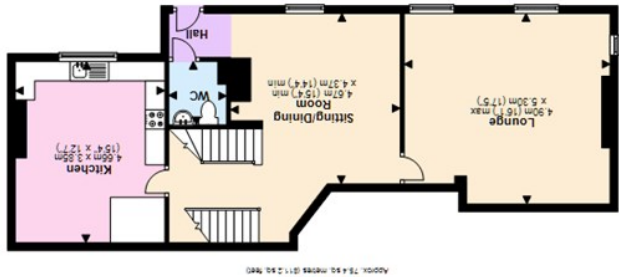
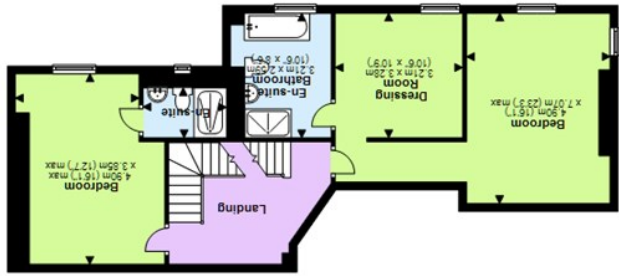
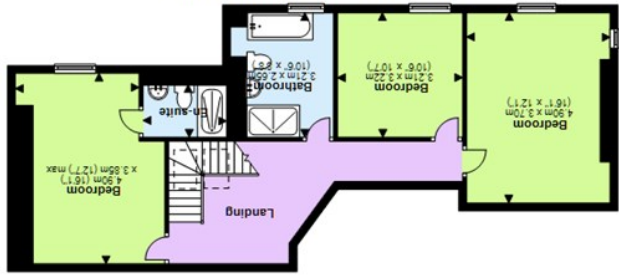


The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



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These are approximate measurements made to ensure the accuracy of the floor plan. Measurements are given to the centre of any wall, unless otherwise stated. The area is an approximate measurement and should not be used as a basis for any legal or financial decision. The area is an approximate measurement and should not be used as a basis for any legal or financial decision. The area is an approximate measurement and should not be used as a basis for any legal or financial decision.



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