

SUPERIOR HOMES

ROYSTON & LUND



108 Market Street

| LE65 1AP

Guide Price £750,000

A rare opportunity to acquire this Georgian Grade II listed, Circa 1800 three storey property in the heart of the Historical Market Town of Ashby-de-la-Zouch. This property is steeped in history having been Mrs Robinson's hat shop for over 80 years, only ever coming to the market twice in 100 years. The property was awarded the Ashby Civic Society Award in 1995 and is easily identifiable as one of Ashby's most recognisable houses. Retaining much of its Georgian heritage, characterised to the front by the striking multi-paned bay windows and portico entrance door.

Entering the property through the front door into a large open reception hall that opens through to the dining room. An archway leads through to the main hall with sweeping stairs to the upper floors, a utility room and a WC, with a door to rear south facing courtyard.

The recently modernized kitchen, can be found on the ground floor with a range of integrated appliances including a Fridge/Freezer, Dishwasher, Wine Cooler, Falcon Rangemaster and large breakfast island. The room benefits from two large double glazed windows to the side. The inner hallway to the rear of the kitchen leads to a second staircase.

On the first floor there is a dual aspect study area at the rear; a door onto a spacious first-floor landing leads to a large lounge that opens into a elegant sitting room to the front of the property. This floor is completed by a large bedroom with built in wardrobes and a three-piece family bathroom.

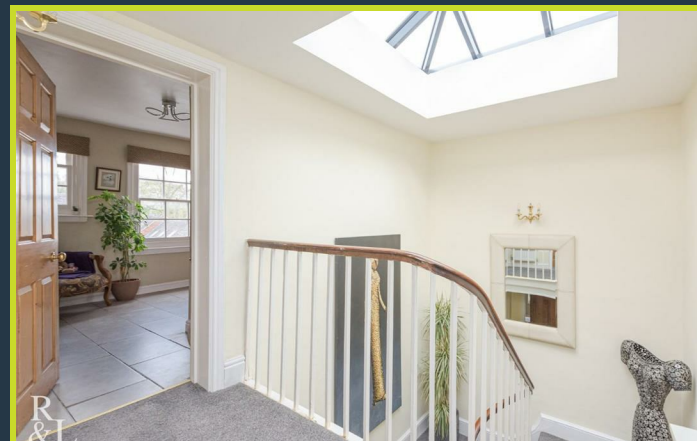
The sweeping staircase continues up to the top floor where you are greeted by a bright space with a roof lantern showering light to the floors below. Three further large double bedrooms can be found on this floor. A three-piece shower room completes.

Externally the property enjoys the benefit of a substantial courtyard with vehicular access off Lower Church Street providing ample parking for multiple cars. Additionally, there is an outside utility store and large patio area ideal for entertaining.





- Guide Price £750,000 to £775,000 - NO UPWARD CHAIN
- Georgian Grade II Circa 1800 Three Storey Home
- Restored to Retain it's Georgian Heritage
- Five Reception Rooms, Kitchen with Integrated Appliances and Utility
- Parking for Multiple Vehicles with Large Patio Area
- Four Large Double Bedrooms, Two Bathrooms, Downstairs WC
- Secondary Glazed Throughout
- Tax Band E
- Freehold,
- Exempt from EPC





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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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Total area: approx. 255.3 sq. metres (2748.2 sq. feet)



EPC



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