

SUPERIOR HOMES

ROYSTON & LUND



Hideaway Cottage Lower

| LE67 8FJ

Guide Price £925,000

Royston and Lund are delighted to bring to the market Hideaway Cottage. This stunning cottage certainly lives up to its name being tucked away in a quiet countryside location hidden away in Coleorton.

The property has an abundance of living space to enjoy. Entering the property through a spacious hallway which in turn opens in to a dual aspect spacious fully fitted modern kitchen/diner with 2 bay windows bringing in light to the room from the front and side elevations. The kitchen is fitted with a wide range of neutral wall and floor units with integrated high-end appliances including a NEFF double oven and hob that is fitted into the solid mango wood central island, full size fridge, full size freezer, wine cooler and dishwasher. Complimented by quartz worktops and soft pelmet lighting giving a warm atmospheric aura. The kitchen opens into the utility room at the rear of the property, fully fitted with floor cabinets and space for a washing machine and tumble dryer. There is also a convenient guest cloakroom and a door opening to the rear garden.

The ground floor continues with a large lounge with built in log burner and double doors opening to the sitting room to the left, this flows into a further reception space or games room, triple windows and double patio doors lead to the rear south facing garden. The dining room, at the rear, can be accessed from the lounge or the games area through double doors. Further patio doors and a large bay window open into the garden. These rooms can be opened up to make one large area, ideal for large family gatherings or parties but also enables rooms to be closed off if required.





- Guide Price £925,000 - £950,000
- 5 Bedroom Hidden Away Cottage
- Abundance of Living Space, Double Patio Doors to the Rear
- Dual Aspect Open Plan Kitchen/Diner and Utility
- En Suite to the Principle Suite with Jack & Jill to Bedroom Two
- family Bathroom and Downstairs WC
- Detached Garage with Loft Room
- South Facing Garden
- Council Tax G, EPC D
- North West Leicestershire





R
&L





R
&L



The spacious first floor landing gives access to Five bedrooms, four doubles, the principal room being dual aspect with far reaching views over fields and a fishing lake complete with built-in wardrobes leading to an en suite bathroom. A further bedroom to the rear has a Juliet balcony with views over the garden and fields beyond. There are two further dual aspect bedrooms, a single bedroom currently used as a home office. A four-piece family bathroom completes the first floor.



Outside there is a double garage with an electric up and over door and stairs leading to a loft room, built-in eaves storage this area would be ideal as a home office, hobby or games room. There is a further large 350 sq ft timber outbuilding with remote electric door that currently is used for car storage with 3 carports. This building houses the 10KW Solar power system which supplements supply to the property. The large garden is laid to lawn with a tree lined driveway way and large patio areas to the front and back, ideal for entertaining and relaxing. To the rear there is a bespoke pagoda area with brick-built BBQ and outdoor kitchen area. Entry to the property is via remotely controlled electric gates at the top of the private 120m long driveway.



Surrounded by countryside this property is perfect for anyone wanting peace and tranquillity.

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.



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current	Potential	Current	Potential

EPC

