



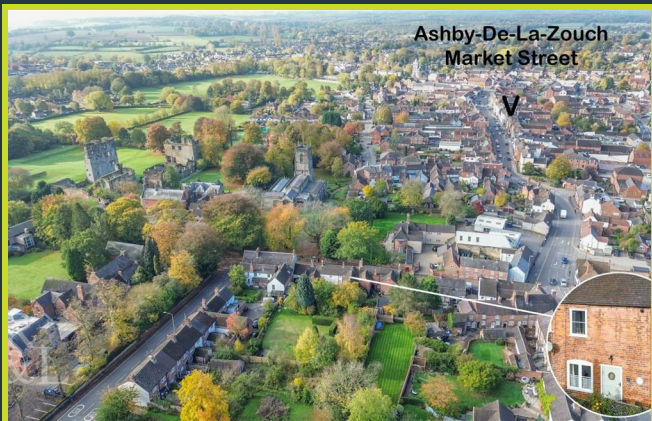
17A Upper Church Street

| LE65 1BX | Guide Price Guide Price of £160,000 to £170,000

ROYSTON
& LUND

- Guide Price of £165,000 to £170,000
- Short Walk to Central Ashby-de-la-Zouch
- Fully Renovated and Refurbished
- Secure and Private Courtyard
- Council Tax Band - A
- Ideal Investment Property - No Upward Chain
- One Bedroom Cottage
- Living Room-Kitchen-Dining Room Layout
- Freehold
- EPC Exempt





Guide Price £165,000 - £170,000

This charming one-bedroom Georgian terraced cottage is a rare find — combining historic character, privacy, and comfort, all just a stone's throw from the heart of Ashby-de-la-Zouch.

Originally constructed during the late 18th century Georgian period, the property was once an addition to No. 17, which served as a public house. Now a Grade II listed home, it retains many of its original features while having been fully renovated and refurbished in 2019 with Listed Building consent to meet modern standards of comfort and convenience.

Inside, the open-plan living, kitchen, and dining space creates a warm and inviting atmosphere. A feature fire place adds charm and character, complementing the engineered oak tongue-and-groove flooring and replastered walls using traditional methods. The bespoke stable door and handcrafted double-glazed windows bring both style and practicality, ensuring the home feels light, secure, and timeless.

Notably, the original 1800s pantry door has been retained at the request of the Listed Building Officer, preserving a tangible link to the cottage's rich heritage.

Upstairs, the bedroom offers a peaceful retreat, while the modern, smart bathroom features a shower-over-bath design. Both feature a sky light.

Outside, residents enjoy access to a communal courtyard with a designated fenced bin storage area for No. 17a. The setting is exceptionally private and secure, tucked away in an extremely quiet location just 100 metres from St Helen's Church and only moments from Ashby's vibrant main shopping street.

With the unbeatable convenience of a central-yet-secluded position, this unique cottage offers a rare opportunity to own a beautifully restored piece of Ashby's history; perfectly suited to modern living.

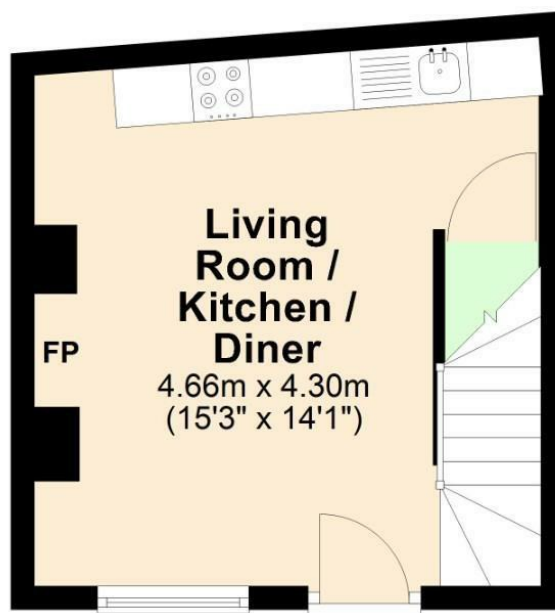




EPC

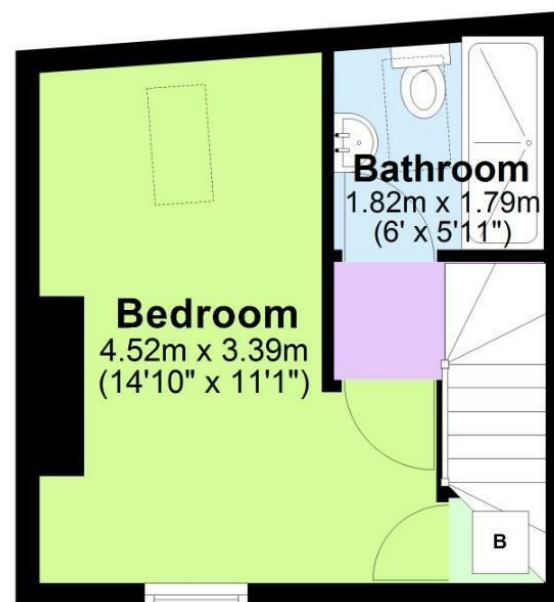
Ground Floor

Approx. 19.4 sq. metres (208.9 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.4 sq. feet)



Total area: approx. 38.8 sq. metres (417.3 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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