

Alexanders



Holmefield Cottage

London Lane, Willoughby On The Wolds





Holmefield Cottage

Willoughby On The Wolds

- Attractive detached barn conversion in a well regarded village
- Shaker style kitchen with vaulted ceiling and AGA
- Beamed ceilings, exposed brickwork and abundance of character
- Breakfast kitchen plus three reception rooms
- Principal bedroom with en-suite, three further bedrooms and bathroom
- Outstanding far reaching views, glorious south facing position
- Established, private mature garden
- Private, gated driveway with ample off road parking and garage
- Opportunity to rent (by sep negotiation) adjoining 6.3 acre paddock
- EPC Rating D / Council Tax Band E / Freehold

General Description

Alexanders East Midlands are delighted to offer to the market this attractive detached barn conversion known as Holmefield Cottage occupying a prime plot in the heart of this desirable, popular village which lies on the Leicestershire/Nottinghamshire border.

Offering an abundance of charm and character with a feature inglenook fireplace, exposed floors and brickwork, cottage doors, heavily beamed throughout and sealed flagstone flooring to the kitchen with an attractive 'shaker style' range of units with AGA range, separate pantry and hardwood worktops the property instantly provides an authentic 'cosy' feel.

With three spacious reception rooms on the ground floor in addition to the breakfast kitchen there is plenty of room for hosting and family dining.

Upstairs, there is a generous principal bedroom with deep built in wardrobe and a large en-suite with double walk in shower, period style wash hand basin and victorian style heated towel rail and velux window allowing natural light to flood in. There are three further bedrooms and a family bathroom.

Outside, the property is set back from the road, accessed from its own private gated driveway with post and rail boundary to the front and driveway providing ample off road parking for several cars. The established, private gardens enjoy a broad South facing aspect with far reaching, open countryside views. There is an adjoining large garage along with the opportunity to rent the adjoining circa 6.3 acre paddock (by separate negotiation, full details on request)





Accommodation Summary

Ground floor (Front door): hallway, breakfast kitchen, pantry, sitting room, snug, dining room, w.c/cloakroom

First floor: Principal bedroom with en-suite, three further bedrooms, family bathroom

Outside: Private gated driveway with ample off-road parking for several cars, garage and established private gardens.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (Tel: 0115 9819911). Council Tax Band E.

Services

We are advised that mains electricity, water, and drainage are connected. The property has oil fired heating.

Measurements

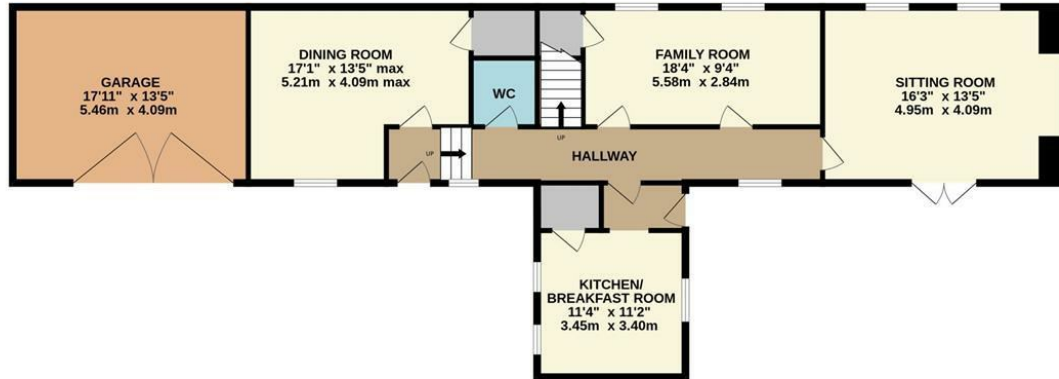
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 2034 sq.ft. (189.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

