



Smiths  
your property experts

# Church Hill

## Birstall

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- Beautiful thatched cottage in a charming setting
- Wonderful and unique home full of character
- Situated in the heart of a pretty conservation area
- Three downstairs reception rooms and a study area
- Three bedrooms with plentiful eaves storage
- Nestled behind a private gated driveway
- Established and landscaped South facing gardens
- Wonderful outlook over the Church

### General Description

Smiths Property Experts offer to the market this most rare and interesting thatched cottage tucked away behind a private gated driveway in the heart of a conservation area. The property was historically part of a small working farmstead and was modernised and updated in the 1960s to create this special home.

The property affords a wonderful outlook over the Church and a beautiful collection of period and historic buildings within the conservation area of Birstall. There is a private and gated driveway and landscaped south-facing gardens to the rear.







## The Property

This wonderful and unique home offers a blend of period features and stylish living spaces. The excellent head height across the ground floor is of note for this style of home, and all mains' services are connected. The current owners have lovingly maintained and styled the property over the past two decades.

Internally, expect to find accommodation laid across two floors with a high-quality finish. There are three bedrooms on the first floor with plentiful eaves storage throughout. Downstairs, there are no less than three reception rooms, namely a sitting room, dining room, and an in-built shaker-style kitchen/breakfast room. There is also a useful study space and a three-piece family bathroom.

## The Outside

Set behind gates, there is a generous block-paved driveway to the front with mature and manicured green borders. To the rear and West of the property are private South facing gardens. Beautifully landscaped with a seating terrace accessible from the kitchen, which affords full afternoon sun, the main gardens afford central lawns and fully stocked borders boasting year-round interest. The gardens offer a rarely available private aspect. There is also an outbuilding currently utilised as a utility store with water and electricity supply.



## Agents Note

The property is not listed and therefore there is greater potential for extension, remodelling or modernisation as the eventual purchaser may or may not see fit.





## The Location

Birstall is a thriving village suburb with a full host of amenities and excellent transport links, positioned on the Northern side of the City of Leicester. Access to the city is easy, and the excellent location also offers countryside on your doorstep, with walks along the River Soar and Watermead Park all within easy reach. The centre of Birstall plays host to the parade with a full collection of shops and amenities, and there is a reliable and excellent bus route into Leicester.

The A46 road network also gives wider commuter access to Nottingham, Loughborough, and further afield, and East Midlands airport is just 25 minutes by car. There is an excellent choice of both independent and state schools available locally, including Leicester Grammar, the Endowed Schools at Loughborough, and Ratcliffe College, all potential schooling options within reach.

## Property Information

EPC Rating: D.

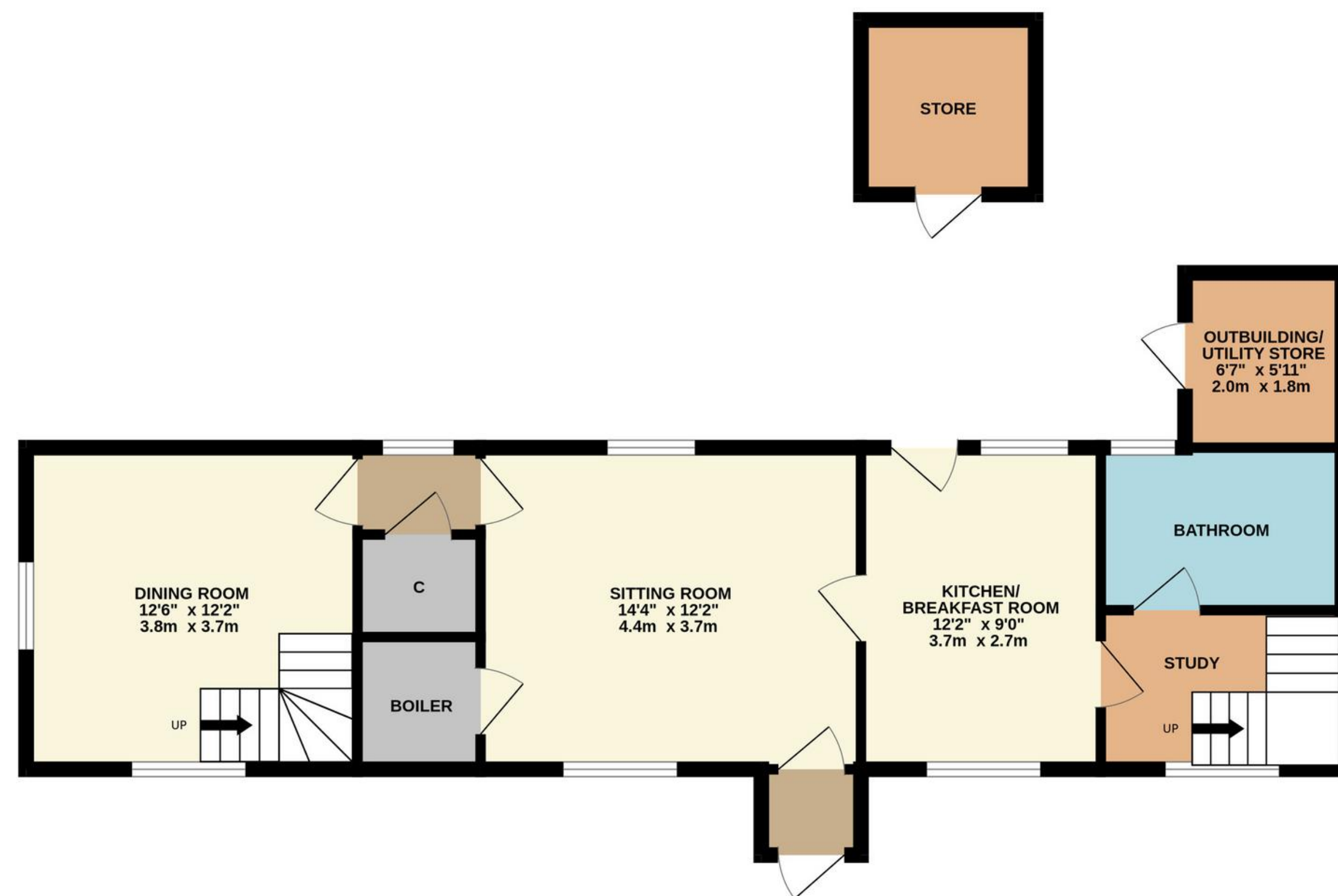
Tenure: Freehold. Council Tax Band: D.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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