



Brand Hill Woodhouse Eaves LE12 8SS

  
ANDREW  
GRANGER & CO

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# Key Features

- STUNNING STONE BUILT COTTAGE IN HIGHLY SOUGHT CHARNWOOD VILLAGE
- SITUATED ON A PRIVATE GATED DRIVEWAY IN A WOODED SETTING ON THE EDGE OF THE VILLAGE
  - NEWLY INSTALLED DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING
  - STYLISHLY FITTED THROUGHOUT
- ENTRANCE HALL, FRONT LOUNGE, REAR SITTING ROOM
- LOVELY DINING KITCHEN WITH GAS AGA
  - UTILITY/BOOT ROOM, CLOAKROOM/W.C.
  - 3 BEDROOMS AND BATHROOM
- DRIVE/OFF ROAD PARKING FOR AT LEAST 3 VEHICLES
  - PRIVATE LANDSCAPED GARDENS TO 3 SIDES







## The Property

This stunning stone cottage is situated in one of the most sought after Charnwood Forest villages in Leicestershire and is located on the fringe of the village amongst beautiful woodland on a private gated driveway. The accommodation has recently had stylish UPVC double glazed windows fitted, complete with 'Monkey Tail' handles and has gas central heating. It has been thoughtfully renovated and fitted throughout and offers lots of character features. The accommodation includes entrance hall, front lounge, rear sitting room, dining kitchen with double opening doors onto the garden, utility/boot room and a cloakroom/w.c. To the first floor is a good sized landing 3 bedrooms and stylish bathroom.

Outside, the property offers a driveway/off road parking for at least 3 vehicles and landscaped private gardens to front, side and rear, there is also a large and very useful timber shed, which is lined and offers a variety of uses.

We understand that the cottage has previously had planning permission for a 2 storey extension to the side, although this has now lapsed



## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- whiplash.laminated.hothouse

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With front door and canopy porch, attractive tiled floor with electric under floor heating, radiator, stairs to first floor with cupboard below, further corner cupboard.

#### LOUNGE

With windows to front and side, Herringbone Parquet flooring, radiator, timber fire surround and mantle shelf with cast iron and tiled open fire grate, built in cupboards and shelving to both alcoves.

#### SITTING ROOM

With window to side and double doors to rear leading to the rear garden, Herringbone Parquet flooring, log burning stove set into chimney breast with hearth, radiator, picture rails and coving.

#### DINING KITCHEN

With double doors leading to the private front garden, brick flooring, beam, cottage style fitted units with solid wood work surfaces, white sink top with mixer tap, full height pantry cupboard and drawers, integrated fridge freezer, dresser unit, gas powered Aga with extractor hood above, space and plumbing for dishwasher.

#### UTILITY/BOOT ROOM

With door to rear garden, Herringbone Parquet flooring, white 'Butlers Style' sink, plumbing for washing machine, exposed stone walls, overhead storage cupboards.

#### CLOAKROOM/W.C.

With window to rear, w.c. and wash basin, Parquet flooring.

#### FIRST FLOOR LANDING

With windows to 2 sides, radiator.

#### BEDROOM 1

With windows to 3 sides, making this a very light airy room with views over the gardens and local woodland, Herringbone Parquet flooring, radiator.

#### BEDROOM 2

With windows to 2 sides, Herringbone Parquet flooring, radiator, decorative cast iron fire grate.

#### BEDROOM 3

With window to front overlooking the garden, Herringbone Parquet flooring, radiator.







#### BATHROOM

With window to rear, stylish suite comprising w.c., pine wash stand with inset wash basin, free standing roll top bath with shower over, tiled splashbacks, pine flooring, cast iron radiator.

#### OUTSIDE

The property is approached via electronic security gates onto Lady Martin Drive, which in turn leads to the property's own driveway/off road parking. (We have been made aware by the vendor that there are no maintenance charges relating to the gates or driveway payable by number 56).

There are delightful and very private gardens to 3 sides offering a tranquil place to relax. There are patio areas to side and front leading to an extensive lawn flanked by mature trees and hedges. To the rear is a further patio with artificial grassed terraces and beds. There is a large lined timber outbuilding which is split into 3 areas internally and offers a variety of uses and has a power supply.

#### EPC

Rating: 'D'

#### Council Tax Band

Council Tax Band: 'E'

#### Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

#### Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

#### Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

#### Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



















# Floorplan

**Approximate Gross Internal Area  
112.9 sq. m. (1215 sq. ft.)**



## Ground Floor

Floor area 62.6 sq.m. (674 sq.ft.) approx

## First Floor

Floor area 50.3 sq.m. (541 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuillenergysurveys.co.uk](mailto:orders@asbuillenergysurveys.co.uk)





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