



# 119 High Street Ibstock, LE67 6JQ £700,000

Step over the threshold of this captivating Grade II listed home in the sought-after village of Ibstock, where Georgian grandeur meets Victorian charm. This splendid residence, spanning 2545 square feet, offers an enchanting living experience with its unique blend of historical architecture and modern comfort.

The front facade showcases quintessential Georgian features: soaring ceilings, majestic sash windows, and original fireplaces in the principal living rooms. Towards the rear, the ambiance shifts to a cozy cottage retreat with exposed beams and intimate spaces.

The stately entrance hallway, adorned with period details, sets the tone for the rest of the home. The two principal living rooms beckon with inviting allure, while the adjacent dining room, complete with a rustic wooden beam, adds charm to gatherings. A modern shower room on the ground floor ensures convenience, and the kitchen, pantry, and utility room provide functionality without compromising style.

Upstairs, the Georgian wing boasts two resplendent bedrooms with high ceilings and original fireplaces, one featuring an ensuite shower room. The rear elevation reveals two additional

## Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



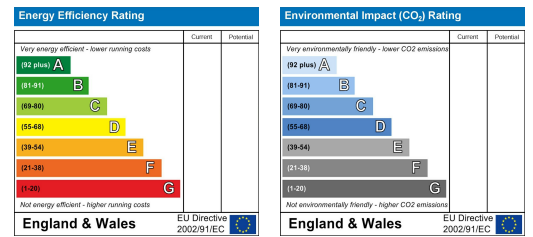
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.