

MELBOURNE

Sales & Lets



11 Hollow Road, Breedon-On-The-Hill, DE73 8AU

£595,000

Welcome to Harebell, a charming four-bedroom detached home set in an elevated position on the slopes of Breedon Hill. Dating back to around 1880, this individual property was originally built by Breedon Quarry as the residence for the quarry manager. Full of character and combining period charm with modern features, it offers a rare opportunity to purchase a truly unique home.

The property is entered via a traditional hall, with the staircase to the first floor. To the right sits a spacious living room with useful under-stairs storage, while to the left is a formal dining room ideal for family gatherings. The heart of the home is the open-plan kitchen and breakfast room, which provides ample seating and entertaining space, as well as generous work surfaces and room for appliances, including a Rangemaster cooker. A side lobby offers a secondary entrance to the front of the property, along with a downstairs cloakroom/WC.

Upstairs, a split-level landing leads to four good sized bedrooms - three doubles and a well proportioned fourth / home office. The master bedroom benefits from its own en-suite shower room, while a large four-piece family bathroom serves the remaining bedrooms. This level also includes a versatile utility area/galley kitchen, complete with plumbing for a washing machine, excellent storage, and additional work surfaces. From here, doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The garden is a true highlight of the property, designed across split levels with three separate seating areas that enjoy sunlight to the front and rear. Well stocked with plants, shrubs and mature borders, the garden also

11 Hollow Road, Breedon-On-The-Hill, DE73 8AU

Tenure

Freehold

Council Tax Band

North West Leicestershire County Council.

Council Tax Band : E

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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 a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

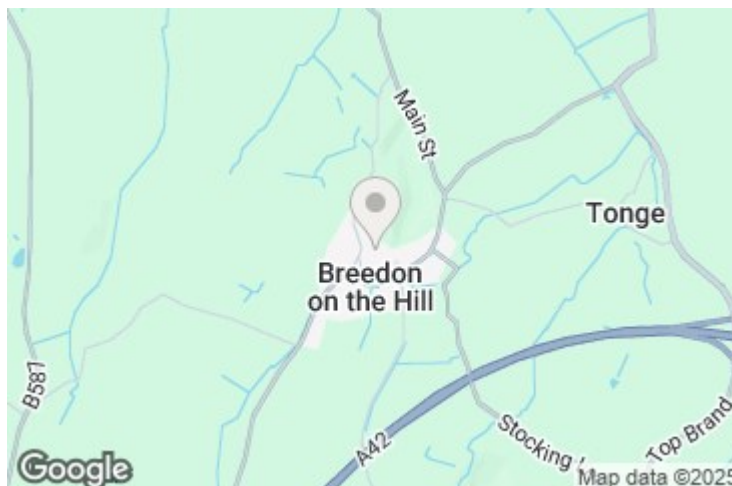
General Note

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.

Hours Of Business

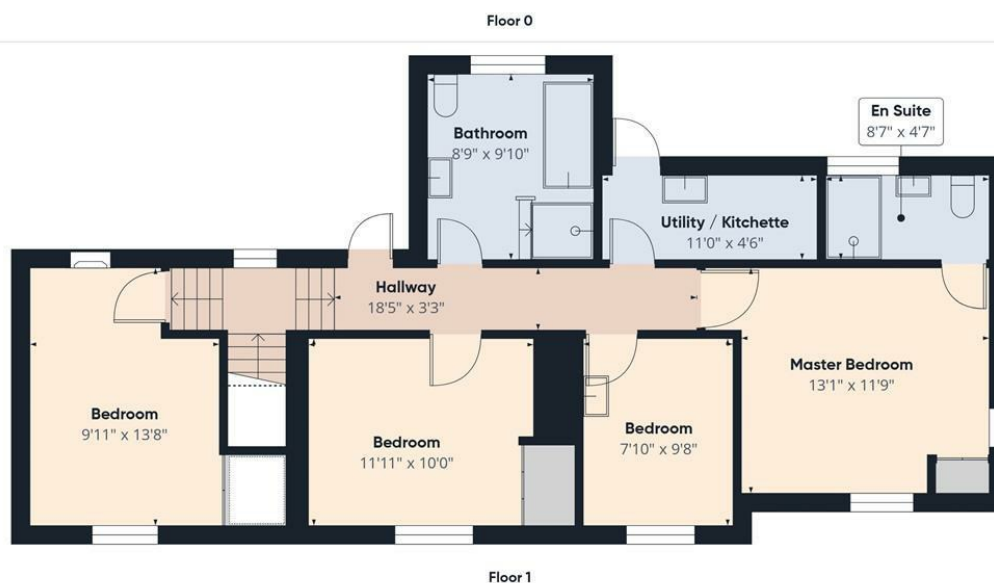
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area⁽¹⁾
1351 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

