

HOLT FARM

HOLT LANE, COSBY HILL
ASHBY MAGNA, LEICESTERSHIRE

JAMES
SELICKS



Located within the popular village of Ashby Magna, this attractive property offers superb and flexible accommodation plus a double garage with a home office above.

Reception hall • cloakroom • lounge • sitting room • dining room • generous living/dining kitchen • study • five bedrooms • four bathrooms • gated driveway • double garage • office • 2.68 acre plot including gardens, paddock and lake • EPC - E

Accommodation

The property is entered via a uPVC door into an elegant reception hall with solid oak flooring, housing the staircase to the first floor and a useful ground floor cloakroom with a two piece suite. Double doors lead into the lounge, a cosy yet light space with two double glazed windows to the front and a double glazed bay window to the side, solid oak flooring and a feature stone fireplace surround with an inset cast iron open fire.

The contemporary sitting room has solid oak flooring and feature lighting, whilst enjoying an abundance of natural light by virtue of three double glazed windows to the front and bi-fold doors to the rear and side leading onto a patio entertaining area. The dining room has solid oak flooring, a feature stone fireplace surround with an inset cast iron open fire and bi-fold doors leading to patio entertaining area. Double doors lead into a study, having an excellent range of built-in shelving and cupboards, inset ceiling spotlights, oak flooring and a contemporary feature electric log burner and double doors opening out onto a patio entertaining area.

An inner hall provides access to the side of the property and to the stunning living/dining kitchen, extending to approximately 32 feet, the kitchen has bi-fold doors to the garden and boasts an excellent range of eye and base level units and drawers with lighting and glazed display cabinets, ample granite preparation surfaces and upstands, an undermounted double bowl sink and drainer with mixer tap above plus a further circular sink and a large island unit providing further storage and breakfast bar space. Integrated appliances include an electric Aga, further double electric oven, fridge-freezer, microwave and coffee machine. Inset ceiling spotlights and solid oak flooring lead through to a dining area with ample space for a table and patio doors into a bay to the side flanked by contemporary vertical radiators, leading out into a further seating area.

To the first floor is a large central landing providing access to the bedrooms and bathroom. The spacious master bedroom suite enjoys an excellent range of built-in wardrobes and drawers, inset ceiling spotlights and ceiling fan and is bathed in natural light from two windows to the front and bi-fold doors leading out onto a lovely balcony with views over the garden. A fantastic en-suite completes the suite, boasting a glazed walk-in shower enclosure with rainforest shower, twin freestanding wash hand basins with storage beneath, mirrors and lights above, an enclosed WC and bidet, a window to the side and tiled flooring with underfloor heating.

Bedroom two has windows to the front and side with fitted shutters, inset ceiling spotlights, solid oak flooring and an en-suite providing a corner shower cubicle, a vanity unit with wash hand basin and an enclosed WC, heated towel rail, fully tiled walls and tiled flooring with underfloor heating. Bedroom three has oak flooring, a walk-in wardrobe, two windows to the side and an en-suite with a freestanding, double ended rolltop bath on claw feet with central mixer taps, a large shower enclosure, a pedestal wash hand basin and an enclosed WC, a window to the side, heated towel rail, inset ceiling spotlights, fully tiled walls and tiled flooring with underfloor heating. Bedroom four has a window to the side and has solid oak flooring. Bedroom five (currently used as a dressing room) has a window to the side. The large family bathroom has a window to the side and provides an enclosed WC, bidet, a double shower cubicle with rainforest and personal shower attachments, twin circular wash hand basins on a vanity unit with storage beneath and mirror above, a step up to a double ended Jacuzzi bath, a chrome heated towel rail, inset ceiling spotlights, fully tiled walls and tiled flooring with underfloor heating.





Outside

This magnificent plot is approximately 2.68 acres including gardens, paddock and lake and is approached via an electrically gated gravelled driveway leading to a large parking area and a double garage with power and lighting, and a home office above (thought suitable for working from home). The house is surrounded by beautiful lawned gardens and entertaining/seating areas with a range of gazebos and pergolas. There is a large fishing lake with an island and a decked area and an adjoining 1.17 acre paddock with space for stabling.

Location

This lovely village located to the North the market town of Lutterworth provides a good range of amenities including a leisure centre, primary and secondary schooling. Leicester city is north, providing a comprehensive range of shopping, leisure and commercial facilities, with secondary schooling found at Rugby, Leamington Spa, Warwick, and public schooling at Oakham, Uppingham and Oundle.

Tenure: Freehold.

Local Authority: Harborough District Council, **Tax Band:** E

Conservation Area: None

Services: Offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: Fibre optic.

Non-standard construction: Believed to be of standard construction.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications

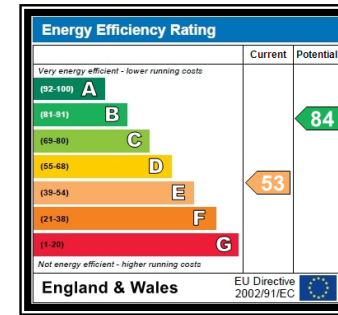
Planning issues: None which our clients are aware of.

Satnav Information : The property's postcode is LE9 1RA, and the house is Holt Farm.









Approximate total area⁽¹⁾

298.3 m²

3210.9 ft²

Balconies and terraces

51.36 m²

552.84 ft²

Reduced headroom

1.15 m²

12.4 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

