



The Elms, 25 Upper Church Street, Ashby de la Zouch, LE65 1BX

HOWKINS &
HARRISON



The Elms, 25 Upper Church Street,
Ashby de la Zouch
Leicestershire, LE65 1BX

Asking Price: £895,000

We are privileged to market a substantial 5000sqft elegant three storey Georgian townhouse with associated coach house. Set within gardens and grounds extending to approximately 1/2 acre or thereabouts, this unique family home, boasts four living areas, generous breakfast, kitchen with walk-in pantry, cellarage, master suite, five further bedrooms and three bathrooms.

Planning permission has been granted for alteration and conversion of the coach house to provide annexe accommodation.

Offered for sale with no upward chain, viewing is strongly recommended.



Features

- Substantial grade II listed townhouse
- Prime location within Ashby Town Centre
- 5000sqft living accommodation,
- Separate coach house/potential annexe
- 6 double bedrooms & 3 bathrooms
- 4 separate reception areas
- 1/2 acre garden, plus ample parking
- Available with no upward chain
- Close to excellent commuter links

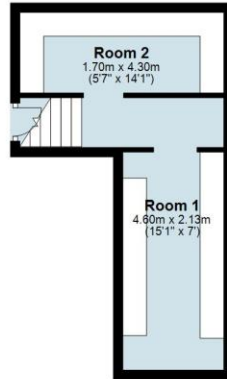


Location

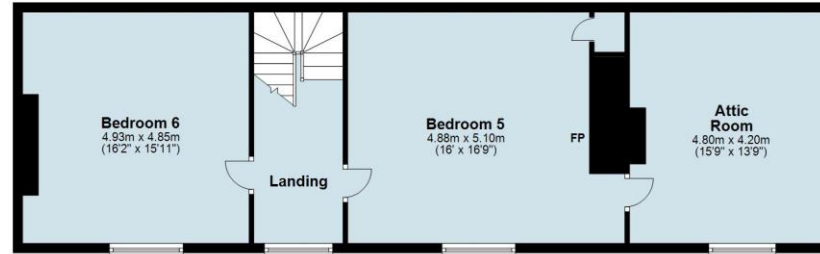
The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midlands conurbations beyond and Nottingham East Midlands Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.

Cellar



Second Floor



Ground Floor



First Floor









Accommodation Details – Ground Floor

The original entrance door leads to a generous reception hall, leading to principal reception rooms overlooking the front elevation, including drawing room with feature fireplace and generous dining room, together with the study to the rear, cellarage and rear hall, which in turn connects with the snug which features a log burner. Additionally a fitted kitchen with island, original walk in pantry and a generous utility room.

First & Second Floors

From the period staircase with polished handrails onto the landing, doors lead off to a master suite which includes a generous size bedroom, dressing room and large well appointed six piece bathroom. On this floor, there is also an additional family room, three further generous double bedrooms and two bath/shower rooms.

A further period staircase leads from the landing to the second floor landing. Here you will find two additional generous double bedrooms and a walk-through attic, storeroom, fully boarded and suitable for additional living accommodation if required.





Separate Coach House

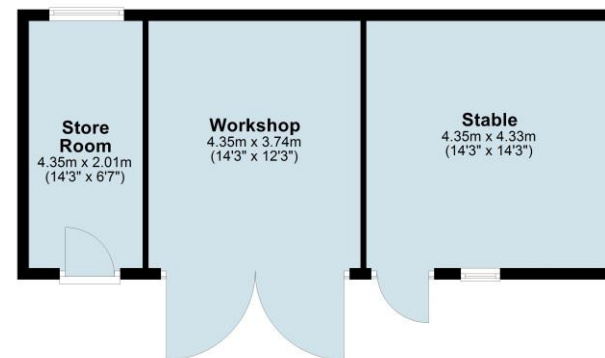
Additional separate coach house currently with planning permission granted for conversion. The coach house could provide additional extended accommodation, including an open plan living/dining/sitting room, ground floor cloakroom WC and an additional two further bedrooms with two ensembles above.

Outside, Gardens and Grounds

The plot extending to over 1/2 acre is accessed via substantial entrance gates over a sweeping tarmac driveway and returning apron. Immediately adjacent to the property is a small patio garden with established floral beds, log store and garden store together with generous lawned gardens, having established borders with shrubs and specimen trees, an then leads through the historic garden walls to a further secret garden with fruit trees and lawns. The garden has electrically operated gates and is secure for dogs and children.



Ground Floor



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Banding

Band - G

Energy Rating

Exempt – Grade II listed



Howkins & Harrison

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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



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