



Quarter Moon Cottage, 1 Long Hedge Lane, Worthington, LE65 1RL

HOWKINS &
HARRISON

Quarter Moon Cottage,
1 Long Hedge Lane,
Worthington, LE65 1RL

Asking Price: £700,000

Located on the fringe of this popular country village with elevated open views to the front elevation, a deceptive four bedroom character cottage exuding luxury throughout.

Modernised and extended by renowned local developers, Keller homes, this delightful period cottage features a modern open plan living arrangement on the ground floor together with separate sitting room featuring a log burner and study. To the first floor there are four bedrooms and en-suite facilities, Externally boasting South facing gardens and a detached double garage.

Features

- Elevated countryside views
- Handcrafted kitchen dining room.
- Two reception rooms
- Four bedrooms, two bathrooms
- Beautiful, exposed modern oak finish
- South facing gardens
- Close to excellent commuter road links



Location

Worthington village combines contemporary and traditional homes set within North West Leicestershire, ideal for commuting via the A42 dual carriageway for East Midlands Parkway together with Nottingham East Midlands airport. The village incorporates a local shop/post office, popular public house and primary school with links to Ashby secondary education. In addition there is access to public footpaths close by and the Cloud Trail cycle track.

More comprehensive facilities can be found nearby in Ashby de la Zouch, 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 Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.



Accommodation Details - Ground Floor

The property is accessed via a traditional entrance door with twin glazed side screens and matching windows, supporting oak frame entrance into the hallway which in turn provides access to the front facing study. There is a dual aspect character sitting room with exposed beams, polished oak floors, French doors to the rear elevation and a log burner. Overlooking the South facing rear elevation is the dining kitchen, the dining area again featuring polished oak floors and an open beam archway to the kitchen. Boasting country style units set below granite work surfaces with integrated appliances, a range cooker, separate island unit and a generous pantry cupboard.

First Floor

On the first floor, there are four bedrooms, including a master bedroom with elevated countryside views to the front elevation, exposed beams and en-suite shower room with storage. Three further bedrooms are serviced by the family bathroom which also has underfloor heating.





Outside

There is a detached garage with eaves storage area and driveway providing parking for additional vehicles. The South facing lawned rear garden features two patio areas, accessed via the bi-fold doors from both the sitting room and dining kitchen providing an ideal for entertaining space.



A desirable detached character home offering elevated views, located in a much sought after village location.





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

Band - E

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.