



The Flaxdressers, 35 Wood Street, Ashby de la Zouch, LE65 1EL

HOWKINS &
HARRISON



The Flaxdressers,
35 Wood Street,
Ashby de la Zouch, LE65 1EL

Asking Price: £675,000

Rarely available, a stunning elegant townhouse converted from a historic public house in the heart of this popular former spa town. Beautifully finished and created with a contemporary twist and the added benefit of a detached brick building within the rear garden which is classified for commercial operation. Viewing is highly recommended.

Features

- Unique, carefully blended period and modern home
- 3400 sqft accommodation over three floors
- Luxuriously appointed throughout
- Five bedrooms, three bathrooms
- Superb, open plan layout and family space
- Teenagers basement/gaming room
- Electrically gated entrance, extensive parking
- Lush designed, landscaped rear courtyard garden
- Planning permission for detached garage
- Brick outbuilding classified for commercial use
- Air conditioning to the first floor



Description

This unique family home boasts a magnificent 40ft open plan split-level living space with feature fireplace, separate games room or family room, study and a large open plan living/dining kitchen with log burner and island,

On the first floor which has integrated air conditioning throughout is a superb master bedroom suite with his and hers dressing rooms and en-suite, three further double bedroom one with guest en-suite and a single room/office. Finally a large family bathroom free standing bath and separate shower cubicle.

The basement has been converted to provide a gaming room and children snug.

Outside electric gates lead to an extensive driveway and parking apron, Lush designed and landscaped easy to maintain rear gardens with decking areas, entertainment area and hot tub zone together with a separate outbuilding converted to provide a homeworking (multi use) space. Finally, there is a large first floor balcony overlooking the gardens, the whole benefiting from a Western aspect.



Location

The Flaxdressers sits on Wood Street, located just off the main Market Street in the historic market town of Ashby de la Zouch which 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 Midland conurbations beyond and Nottingham East Midland 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.







Accommodation Details – Ground Floor

From the front door there is direct access to the large open plan living room currently laid out with a large dining area, having wood style flooring and a bar ideal for entertainment. Steps then rise to the lounge area, benefiting from an abundance of natural light from twin shuttered windows. Enjoying a triple aspect is the magnificent, living/breakfast kitchen, featuring an extensive range of units set below both white composite and polished concrete worktops, including a large island with twin sinks, range cooker, inset ceiling lighting, and many built-in appliances. The snug area also features inset ceiling lighting a fitted wood burner and to the rear of this large family home, there is a family room with bifold doors onto the rear landscaped garden, ideal for outdoor and indoor entertainment. Finally, on the ground floor, there is a cloakroom, separate WC, study and utility room.

Lower Ground Floor/Basement

An internal door leads to the lower ground floor, which has been developed to provide a teen entertainment space, including gaming room and children's snug with WC off.





First Floor

Dominating the first floor is a magnificent vaulted, master bedroom suite with exposed beams enjoying a triple aspect and having the added benefit of walk-in his and hers dressing rooms, separate WC and shower room. There is also a double guest bedroom with ensuite, two further large double bedrooms and a superb five piece family bathroom. Finally, this unique family home, incorporates, a single bedroom or potential second office and access to a large glass framed balcony overlooking the landscaped gardens.

Outside, gardens and grounds

The property is accessed via double electrically operated gates leading onto a large, sweeping tarmac driveway and turning apron. It should be noted that the property has the added benefit of planning permission for a double garage if required.

The rear garden is a particular feature of this delightful townhouse, generous in size with a walled courtyard having been landscaped by Lush garden design, incorporating multiple decked and patio areas, ideal for outdoor entertainment, including space and provision for hot tub.

Home/Commercial Office

This unique family home also includes a separate detached brick building within the rear garden is classified for commercial operation, fitted out with independent water, supplies and air-conditioning. This building would also lend itself to conversion into a garden, bar and entertainment area.

Agents Note

The conversion of the former Flaxdressers public house to a generous and well-equipped family home with a range of luxury fittings and items, including water features; air-conditioning with passive air systems, home business opportunities and flexible accommodation merits full internal inspection.





Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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 - E

Energy Rating

76/80 - C



Howkins & Harrison

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