



Valley Farm, Willesley Lane, Willesley, Ashby de la Zouch, LE65 2TL

HOWKINS &
HARRISON

Valley Farm,
Willesley Lane, Willesely,
Ashby de la Zouch, LE65 2TL

Asking Price: £720,000

Located within a secluded courtyard and offering an abundance of living accommodation amounting to just over 2100 sqft is this well presented original Valley Farmhouse. Once forming part of the Willesley Hall Estate located on the outskirts of Ashby town centre, its a must view family home and offers much more than meets the eye. On the ground floor the property benefits from a spacious open plan living/dining room, fitted breakfast kitchen and versatile ground floor reception room. To the first floor there are four good sized double bedrooms and two bathrooms. Externally there is ample off road parking alongside a double garage and to the rear is a South facing rear garden with far reaching views.

Features

- Available with no upward chain
- Character Farmhouse
- Open plan living/dining room
- Four good sized double bedrooms
- Double garage and ample parking
- Landscaped rear garden with enviable views



Location

Valley Farm is situated amongst 20 acres of pasture land adjoining the National Forest and was part of the Willesley Hall Estate. 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.



Ground Floor

From the front elevation a traditional doorway gives access directly into the generous utility area, a door to the rear then leads out into the rear garden. Moving through the property you find yourself within a breakfast/kitchen full of character, fitted with a range of floor and wall mounted units whilst still allowing sufficient space for free standing/integrated appliances. Within the centre of the property there is an inner hallway that flows through into a generous open plan living/dining room, perfect for modern family living. To complete is a large second reception room that would make an ideal home office/study or play room.

First Floor

The staircase rises from within the open plan dining room up onto the first floor landing. A door leads from the right hand side and gives entry to a sizeable principal bedroom with access to its own private en suite shower room. Further along the corridor, doors lead off to the remaining three double bedrooms and the generous four piece family bathroom.





Outside

The property is accessed over a private driveway leading down to a private courtyard setting, Tucked away you will find a gravelled parking apron providing ample room for a number of vehicles, in addition there is a double garage that could be used for further parking or storage. Access to the side opens up into the South facing landscaped rear gardens offering far reaching views, a paved patio leads from the rear of the property providing the perfect space for seating and outdoor entertaining.



With charm and character, this family sized Farmhouse boasts over 2100sq ft of internal accommodation, viewing is highly recommended.





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

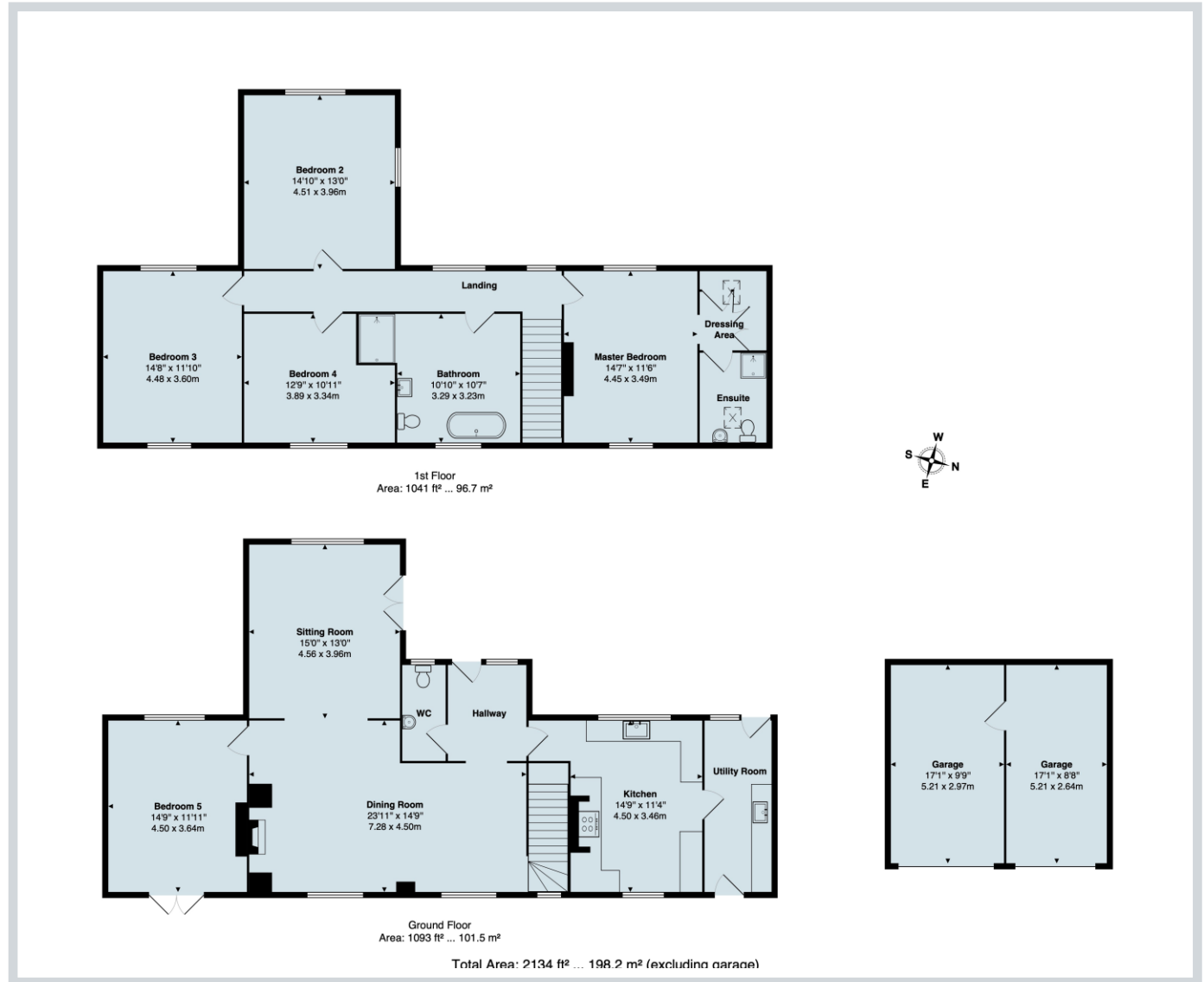
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - F



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.

Howkins & Harrison

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