



Holly Cottage, 28 Blackhorse Hill, Appleby Magna, Derbyshire, DE12 7AQ

HOWKINS &  
HARRISON

Holly Cottage, 28 Blackhorse Hill,  
Appleby Magna,  
Derbyshire, DE12 7AQ

Guide Price: £799,000

A charming detached cottage occupying a prominent, generous size plot within a sought after village location. Boasting many character, original features including exposed beams, ornate fireplaces and an antique kitchen range. The cottage offers well proportioned internal accommodation, in brief comprising:- a dining entrance hall, dual aspect lounge, study, kitchen, utility room and cloakroom WC. To the first floor there are three bedrooms, a fourth bedroom/dressing room, en-suite shower room and family bathroom. Externally the property occupies a generous size plot having two stables and an adjoining paddock extending to 3.64 acres.

#### Features

- Detached character cottage
- Original features throughout
- Three/four excellent size bedrooms
- Extensive front and rear gardens
- Ample parking
- Village location
- Two stables and adjoining paddock extending 3.64 acres



## Location

The desirable Leicestershire village of Appleby Magna is in close proximity to the A444 trunk road providing and therefore within easy access of the M42 motorway which has links to the Midlands cities, Birmingham, Coventry, Derby and Leicester. Within walking distance of the property you will find several public houses and Sir John Moore school rated outstanding by Ofsted. There is an excellent range of independent schools available further afield including Twycross House, Manor House, Ashby de la Zouch, Dixie Grammar School of Market Bosworth and Repton school. Country pursuits to be enjoyed in the area include walking, horse riding, a water park, golf and tennis. There is also a recently completed marina at Market Bosworth on the Ashby canal.

### Travelling Distances

Ashby de la Zouch - 6.2 miles

Tamworth - 8.4 miles

Leicester - 20.5 miles

East Midlands Airport - 15.2 miles

Birmingham Airport - 22.5 miles



## Accommodation Details - Ground Floor

The front door leads directly into a dining entrance hall with window to the front elevation, a feature fireplace place with original cast iron stove, raised hearth, quarry tiled flooring, exposed beamed ceiling and door leading into a study with window to the rear elevation, also having an original cast iron fireplace with mantle above and polished wood flooring. There is a spacious dual aspect lounge with window to the front elevation and French doors onto the rear garden, antique range cooker/fireplace, exposed beamed ceiling and staircase rising to the first floor. Access ed off the hall, the kitchen/breakfast room has been re fitted with range of quality eye level and base units, marble preparation surfaces with complementary tiling, stainless steel cooker with extractor hood above and Belfast sink unit with mixer tap over. There is an integrated dishwasher, built in double oven and a chef Island with matching marble work surface/breakfast bar, integrated wine cooler, inset ceiling lighting and French doors to the rear garden. Finally on the ground floor a door leads off to a useful

utility room with hardwood work surfaces, plumbing for washing machine, door to side access and further access from the kitchen to a cloakroom WC with complementary tiling.

## First Floor

From the lounge the staircase rises to a first floor landing with large store cupboard and doors leading off to three/four excellent size bedrooms. The main bedroom located to the rear has built in wardrobes and the fourth bedroom is presently being used as a dressing room and has a door into an en-suite shower room with sky light window. The Family bathroom comprises a panel enclosed bath with shower and shower screen over, low flush WC, pedestal wash hand basin and a heated towel rail.





## Outside

Externally the property has extensive front and rear gardens and to the side of the property there is a driveway providing parking for several vehicles. The rear garden is mainly laid to lawn backing onto its own paddock land extending in total to 3.64 acres with detached stable block and a separate garden shed.



Viewing is highly recommended to appreciate the features of this delightful detached cottage.

Sought after village location





## Viewing Arrangements

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

## 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

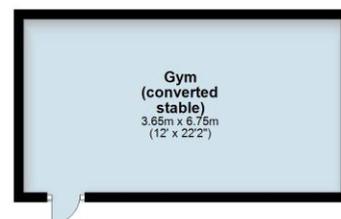
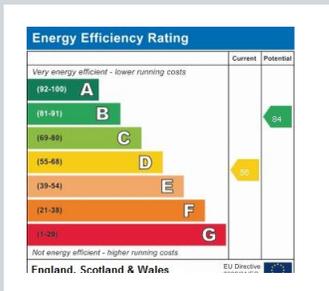
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

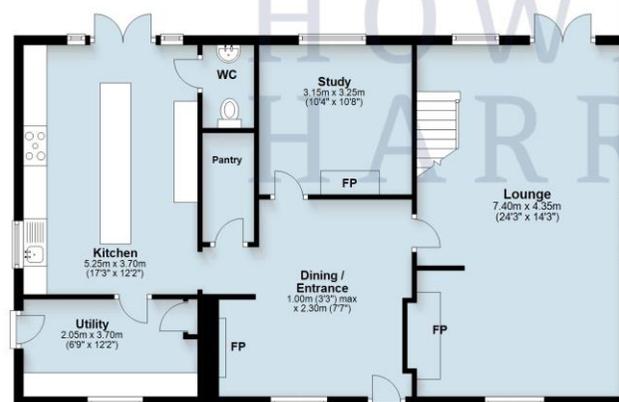
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - E



**Ground Floor**  
Approx. 106.1 sq. metres (1141.8 sq. feet)



**First Floor**  
Approx. 67.0 sq. metres (721.5 sq. feet)



Total area: approx. 173.1 sq. metres (1863.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.  
Plan produced using PlanUp.

## Howkins & Harrison

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