



The Old Coach House, 37A, Church Street Appleby Magna, Derbyshire, DE12 7BB

HOWKINS &
HARRISON



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37A, Church Street, Appleby Magna,
Derbyshire, DE12 7BB

Guide Price: £1,100,000

Nestled within the heart of Appleby Magna and occupying a deceptively large plot of just over 1.5 acres, this five bedroom detached family home offers much more than meets the eye.

Set across two floors and spanning over 3,500sqft the internal living accommodation briefly comprises of four large reception rooms, a large dining/kitchen, five bedrooms and three bathrooms. Externally, the property also benefits from a separate one bedroom annexe as well as expansive wrap around gardens and ample off road parking to the front elevation.

Viewing is highly recommended to fully appreciate all on offer here.



Location

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the midlands cities, Birmingham, Coventry, Derby and Leicester. Within walking distance of the property you will find several public houses and the Sir John Moore Foundation 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. Measham village just 2.2 miles distant has a Medical Unit, Leisure Centre, several convenience stores and other facilities.



Accommodation Details – Ground Floor

The property is accessed from the side elevation and leads directly into an impressive entrance hallway with cloakroom WC, utility room and store cupboard off. Doors lead off from the left and right allowing access into all of the ground floor living accommodation. To the left you will find three of the four main reception rooms all of which are incredibly versatile and could be used as formal dining space, a play room or home office/study. Moving to the right is a 19ft dual aspect lounge with double doors opening into a fitted dining/kitchen both of which offer double opening doors to the garden.



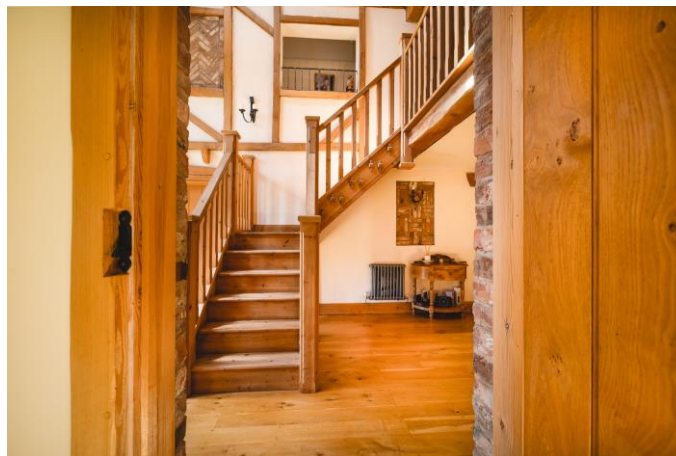


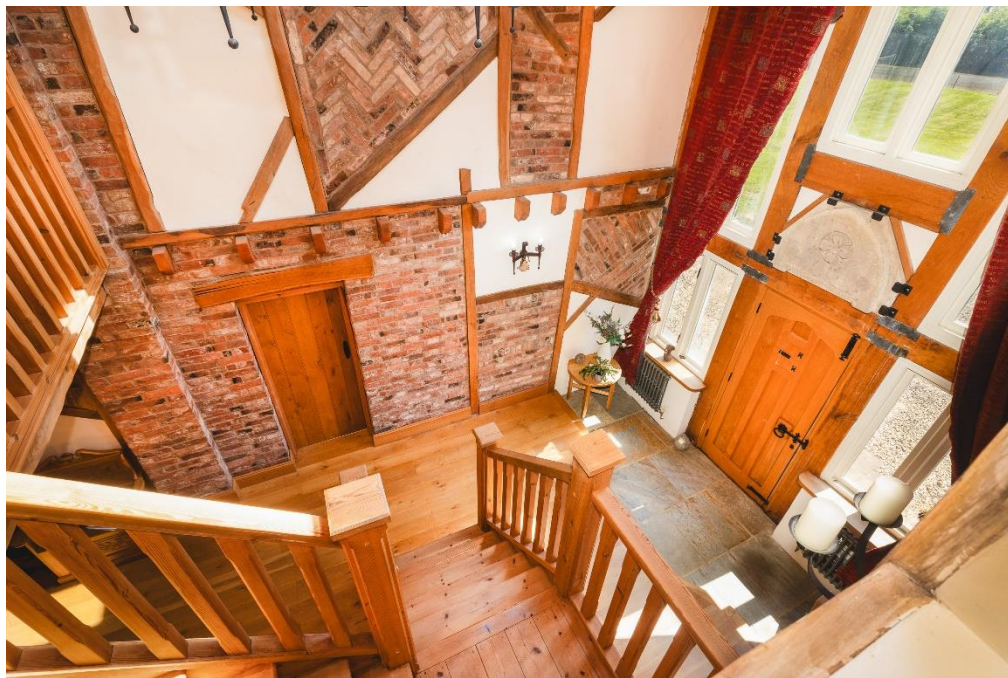
First Floor

Within the entrance hallway a feature single flight staircase rising up to the first floor landing where you have access into all five bedrooms and the family bathroom. Bedrooms one and two offer far reaching views over the gardens and grounds, whilst also benefitting from access into their own en suite bathrooms. The remaining three bedrooms are all of good size and are serviced by a three piece family bathroom.

Features

- Individual detached family home
- Adjoining one bedroom annexe
- Extensive gardens totalling just over 1.5 acres
- Sought after village location
- Four large ground floor reception rooms as well a large dining/kitchen
- Large principal bedroom with en suite shower room

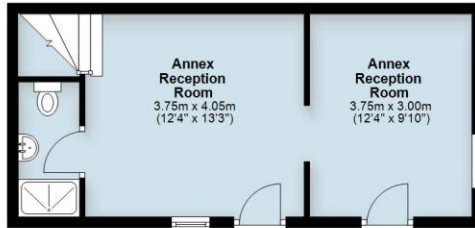






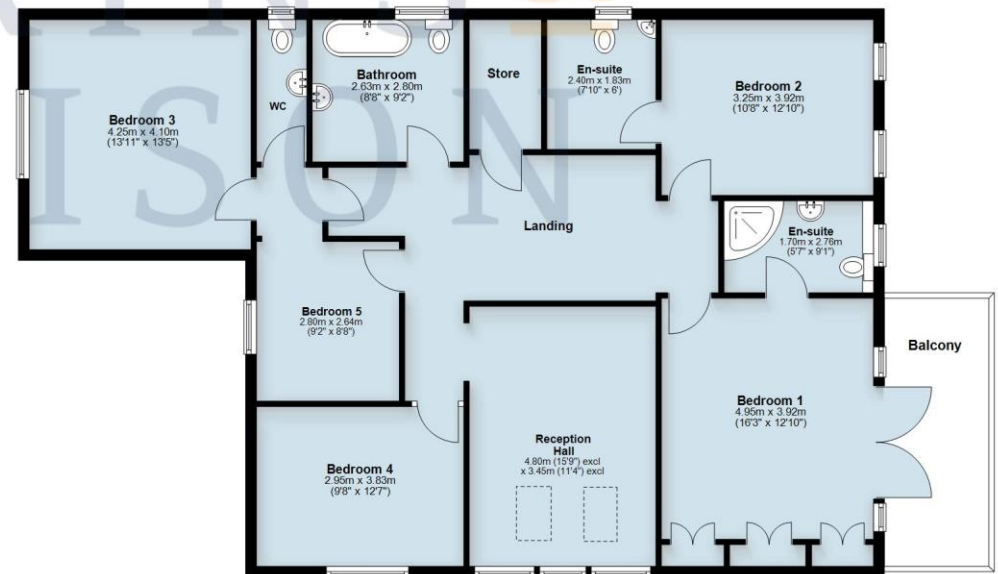
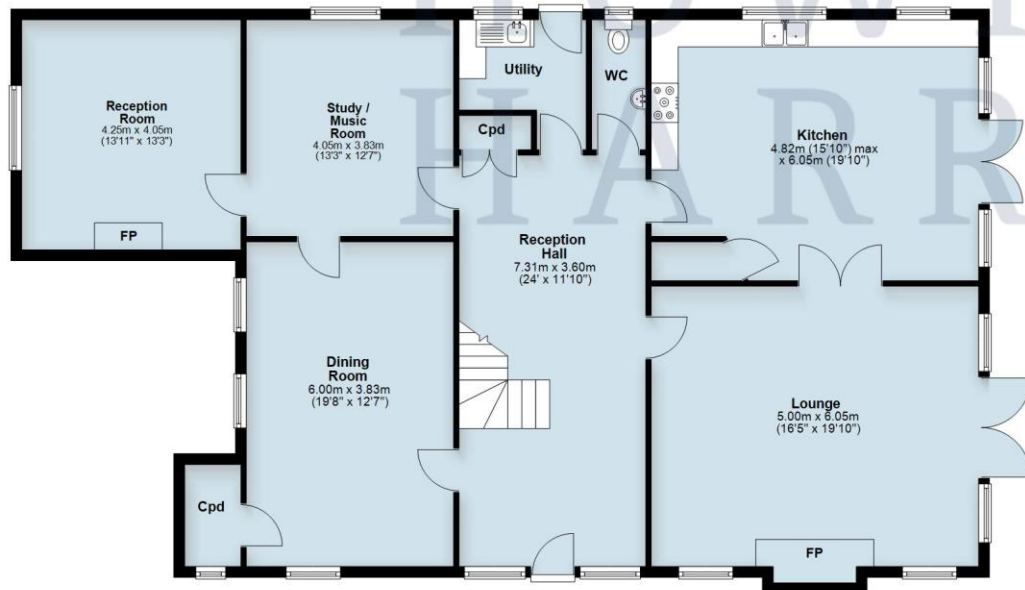
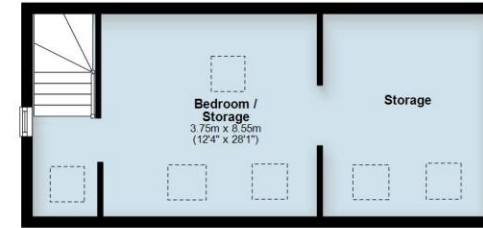
Ground Floor

Approx. 187.0 sq. metres (2012.6 sq. feet)



First Floor

Approx. 145.7 sq. metres (1568.2 sq. feet)



Total area: approx. 332.7 sq. metres (3580.9 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.

Outside, Gardens and Grounds

From the road the property opens up into a gravelled courtyard that provides ample off road parking,, Within the courtyard you will also find access into a detached annexe that would be ideal for further accommodation, a home office/annexe. Heading to the rear, gated access opens into an extensive rear garden which is mainly laid to lawn, whilst also offering a separate tennis court.

In addition, the property also has potential for further development in the form of outline planning permission for one additional dwelling within the grounds. Application ref 20/01118/OUT



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01530 410 930 - 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. We are advised that mains water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band- E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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