



Woodmans Cottage, 4 Botts Lane Appleby Magna, Derbyshire, DE12 7AL

HOWKINS &
HARRISON



Woodmans Cottage,
4 Botts Lane, Appleby Magna,
Derbyshire, DE12 7AL

Guide Price: £950,000

Tucked away in the quiet village of Appleby Magna is this six bedroom detached character property, boasting over 4200 sqft of internal accommodation. In brief comprising an impressive entrance hall opening into a 36ft modern living kitchen and a spacious lounge/family room alongside a stunning garden room with bi-folding doors, utility room, cloakroom WC and a study. An inner hallway leads to a self contained ground floor annexe with lounge, kitchen, three shower rooms and bedroom with its own entrance and driveway too. Two staircases rise to the first floor, where you will find six large bedrooms, one with balcony, a main bathroom and two en-suite shower rooms.

Externally the property has two gated gravel driveways with the rear of the property having a stunning courtyard and landscaped gardens with the added benefit of a timber building suitable for a variety of uses. An internal viewing is highly recommended for this impressive, individual property.



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

As you head through the traditional cottage doorway you will find a stunning entrance with plenty of natural light, staircase rising to the first floor and doors to the cloakroom WC, utility room and study. To the right of the hallway on the rear is a superb dual aspect garden room with log burner, Velux windows, electrically controlled window blinds and bi-folding doors onto the garden. Open plan off the entrance hall is the impressive 36ft living/dining/kitchen which has been completed to a high specification. A door towards the front of the property then leads into the spacious dual aspect lounge/family room with French doors looking out on the courtyard and an inner hallway which gives access to outside and the self contained annexe accommodation.

Annexe

Previously used as a successful Airbnb/rental it also lends itself well to multi generational living. Currently comprising:- double bedroom (presently used as a games room), lounge, kitchen, three shower areas and its own entrance/exit onto the gravel courtyard.





First Floor

There are two staircases, one accessible via the annexe entrance, the second from the main hallway providing access to two landing areas with doors leading off to six bedrooms and a stunning main bathroom fitted with a four piece high specification suite. Bedroom one has a walk in wardrobe area leading into an en-suite shower room, high ceilings, dual aspect windows and a balcony. Bedroom three also has the added benefit of its own ensuite shower room. Off the main galleried landing you will find bedroom six, a small double but is currently used as a beauty room with the recent addition of built in wardrobes.

Features

- Sought after village location
- Detached stunning must view character property
- Six large bedrooms, five bathrooms in total
- Self contained annexe suitable air bnb/rental
- Dual gated gravel driveways leading to two entrances
- Versatile accommodation, ideal multi generational living
- Courtyard area and established south facing gardens
- Immaculately presented with glazed link aspects
- Timber garden outbuilding/gym/bar

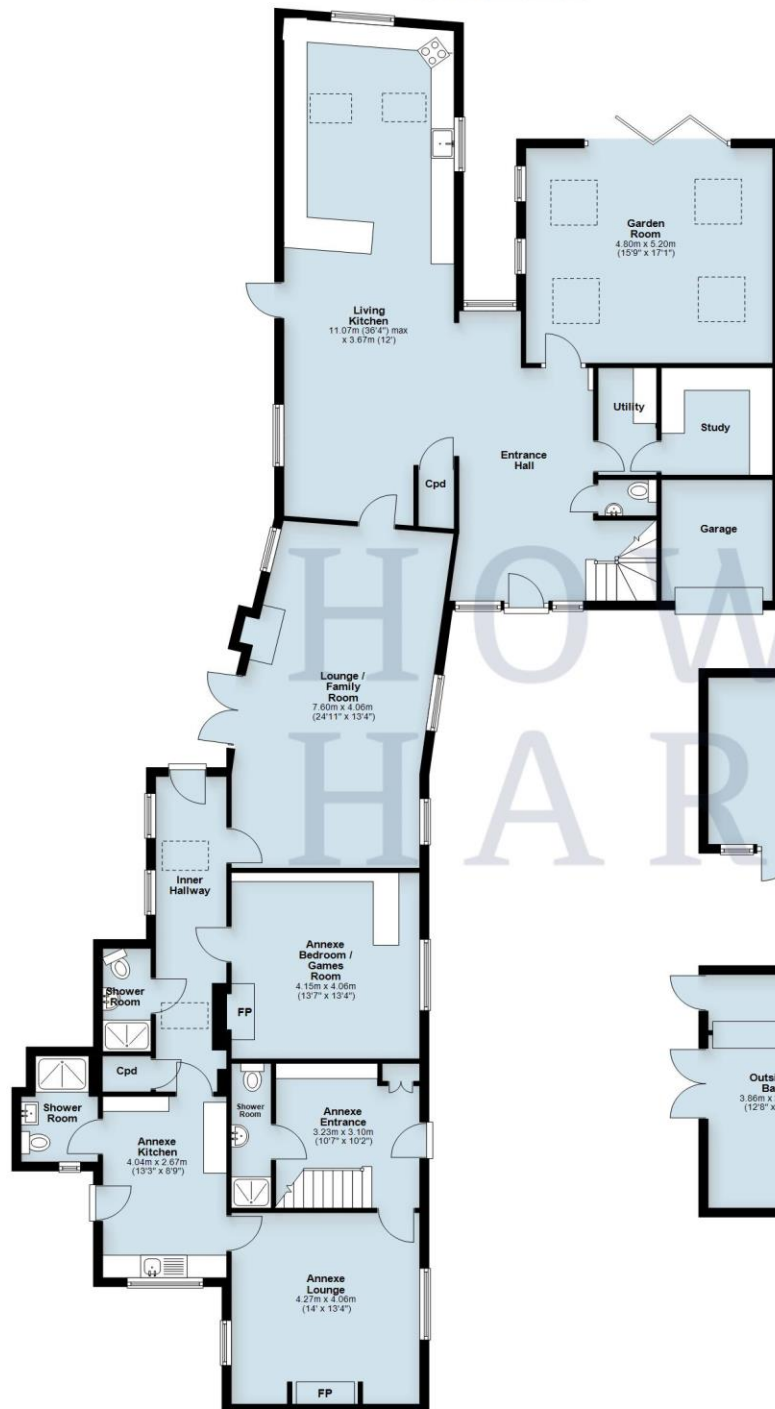






Ground Floor

Approx. 247.6 sq. metres (2665.6 sq. feet)



First Floor

Approx. 144.6 sq. metres (1556.6 sq. feet)



Total area: approx. 392.3 sq. metres (4222.3 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 misstatement. Item items such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using Family.

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Outside, Gardens and Grounds

Externally you will find wrap around gardens with the majority of the garden being to the rear providing a stunning mix of landscaped and patio area with a recently added timber fully insulated outbuilding currently used as a gym and bar. There is a very well maintained gravel courtyard area.

To the front of the property is a gated driveway providing off street parking and a second gated driveway providing access to the annexe accommodation.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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. We are advised that the property benefits from mains water, drainage, gas and electricity which are connected to the property. The central heating is gas fired with partial electric underfloor heating.

Local Authority

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

Council Tax

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
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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