



111, Limby Hall Lane, Swannington, Leicestershire, LE67 8QG

HOWKINS &
HARRISON

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Swannington,
Leicestershire, LE67 8QG

Guide Price: £395,000

A characterful and sensitively extended country cottage, believed to date back over two centuries, set in a tucked-away position with lovely open views across paddocks and farmland.

Blending period charm with practical modern living, the home offers 1545 sqft of accommodation arranged over three floors, showcasing exposed beams, an impressive inglenook-style fireplace and a generous farmhouse-style kitchen/diner with range cooker and twin Belfast sink overlooking the garden. Upstairs are three double bedrooms spread across the first and second floors, together with a stylish bathroom featuring a roll-top bath; a useful loft room provides additional hobby/home office space.

Outside, the landscaped garden enjoys a broad entertaining terrace, lawn and an external workshop/gym with power and roof lights, while allocated parking sits to the front.



Location

Set along Limby Hall Lane in the historic village of Swannington, this delightful cottage enjoys a peaceful semi-rural position with beautiful open countryside views, while remaining conveniently placed for nearby towns and major routes. Swannington is a small and characterful village in North West Leicestershire, known for its rich mining heritage and community feel, with local facilities including a primary school, church, village hall and traditional public houses. A wider range of shops, cafés and services can be found in Coalville and the market town of Ashby-de-la-Zouch, while excellent commuter links via the A511, A42, M1 and A50 provide easy access to Loughborough, Leicester, Derby and Nottingham. The property is also well placed for East Midlands Airport and East Midlands Parkway Railway Station

Features

- Beautiful open views across paddocks and farmland
- Spacious lounge with inglenook-style fireplace
- Generous farmhouse-style kitchen
- Three double bedrooms arranged over two upper floors
- Stylish bathroom with freestanding roll-top bath
- Additional loft room ideal for office or hobbies
- Garden with terrace, lawn and workshop/gym
- Peaceful semi-rural village setting near Ashby



Accommodation Details – Ground Floor

A traditional cottage-style door opens into the hallway with staircase rising to the first floor and access to both the lounge and kitchen/diner. To the left, the lounge is a wonderfully characterful space, full of period charm, featuring exposed beams, a striking inglenook-style fireplace with exposed brickwork and timber lintel, and a wide bay window drawing in plenty of natural light to the front aspect. Across the hall lies the kitchen/diner, a generous, extended room combining rustic warmth with a modern finish. The kitchen area is fitted with shaker-style cabinetry, wood-effect work surfaces and a twin Belfast sink positioned beneath a window overlooking the garden. There's ample space for a range cooker and freestanding appliances, with the adjoining dining area comfortably accommodating a family table beneath exposed ceiling beams and a useful store is located under the stairwell.

First Floor

From the hallway, stairs rise to the first floor, where the landing leads to two double bedrooms and the family bathroom. Bedroom two sits to the front with generous proportions and a built-in store cupboard, while bedroom three lies to the rear, enjoying lovely garden and countryside views. The bathroom is fitted with a freestanding roll-top bath with overhead shower, wash basin and WC, complemented by a rustic timber door and wood-effect flooring.



Outside

Outside, a gravelled frontage provides parking with a small courtyard-style area leading to the entrance. The rear garden is a highlight, featuring a large paved terrace perfect for entertaining, a shaped lawn bordered by mature shrubs, and an external workshop/gym with power, lighting and roof lights, a versatile addition for home working or leisure use. Beyond, the garden enjoys uninterrupted rural views over open paddocks and fields.

Additional Information

We are advised that the property has had a new Worcester Bosch oil heating boiler fitted in 2019 along with new radiators and Hive thermostat system. There are also replacement UPVC windows throughout the property which hold a guarantee.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



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. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is oil fired and broadband is connected to the property.

Local Authority

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

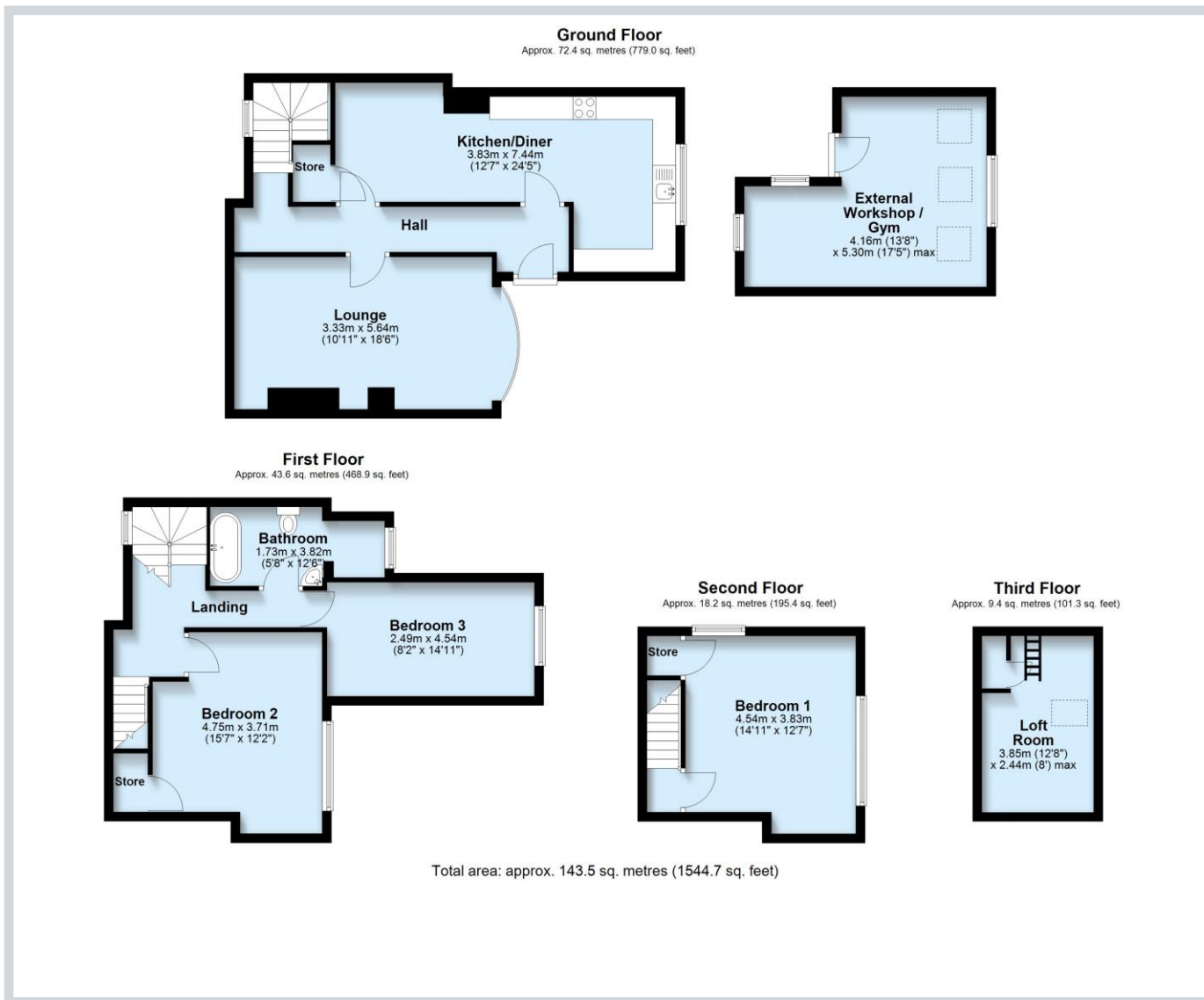
Council Tax Band – Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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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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