



Smithy Studio, 41a Wood Street, Ashby de la Zouch, Leicestershire, LE65 1EL

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

Smithy Studio,
41a Wood Street,
Ashby de la Zouch,
Leicestershire, LE65 1EL

Guide Price: £625,000

A superb character former town centre Smithy, converted to provide flexible and generous family accommodation. This unique home with a wealth of character and original features currently incorporates a substantial open plan 44ft living space with part vaulted open truss ceilings within the original Forge and workshop.

Viewing is highly recommended.

Features

- Circa 1770 former Smithy conversion
- Town centre location
- Ideal for Ashby schools and shops
- Set back with courtyard walled gardens
- Parking and courtyard garden
- Flexible accommodation
- Potential income generator
- Large open plan reception



Location

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 Midland conurbations beyond and East Midland Airport at Castle Donnington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.



Description

A superb character former town centre Smithy, converted to provide flexible and generous family accommodation. This unique home with a wealth of character and original features currently incorporates a substantial open plan 44ft living space with part vaulted open truss ceilings within the original Forge and workshop, a central fireplace, exposed beams and brickwork; farmhouse style kitchen, matching utility and vaulted conservatory. There is a ground floor family room (potential bed/sitting room) with independent spiral staircase to the guest bedroom with accommodation above and shower room. To the first floor, principal bedroom with balcony overlooking the former Smithy

and living space, also with en-suite facilities; guest double bedroom and further nursery bedroom and large family bathroom. Outside there is a further detached outbuilding now used as a studio/suitable for double garage if required with additional two storey storage, cobbled gated walled courtyard and secret private gardens. In addition this family home enjoys further parking.

Accommodation Details – Ground Floor

A traditional open entrance porch leads via the studded doorway into a farmhouse kitchen with rustic fittings including open chimney breast with inset space for cooker, stone sinks and quarry tiled floor. Doors lead into the internal hallway, utility with matching quarry tiled floor and granite dresser with stone sink unit and a

generous 220 sq ft hardwood conservatory with quarry tiled flooring and French doors onto the secret courtyard garden. Dominating the ground floor is a magnificent part vaulted open plan living space currently incorporating a sitting area with multi fuel burner and vaulted ceiling with galleried balcony to the master bedroom above. Snug and family area with central dual aspect fireplace, traditional style parquet flooring, rear family room with featuring French doors to the secret courtyard garden, access to a separate ground floor shower room and spiral staircase access to a guest bedroom. It should be noted that this area can be separately occupied as a self contained bed-sitting room from the main dwelling and has previously been used for commercial purpose.





First Floor

The traditional cottage first floor incorporates a generous master bedroom with vaulted ceiling, walk in wardrobe and en-suite. Further double bedroom and nursery/bedroom four together with generous family bathroom.

Outside

Access via a shared private driveway with designated parkway and double entrance gates, there is a delightful cobbled courtyard walled garden with mature shrubs and climbers leading to the separate outbuildings. The outbuildings are currently used as an artist studio enjoying a wealth of light from twin French doors with matching side screens and Velux roof lights over, together with additional storage and loft storage above. In addition there is a central secret courtyard garden with French door access to both the conservatory, family bed-sitting room and formal sitting room. This space has been superbly landscaped with a wealth of maturing shrubs and flowers having block brick paved patios and pathways leading to the water feature.

A most unique character cottage having a wealth of charm and features, located in a much sought after location close to excellent town centre amenities.





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 - 01530 454545

Council Tax

Band - B

**HOWKINS &
HARRISON**

AWAITING EPC

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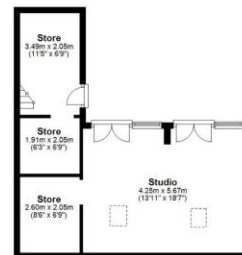
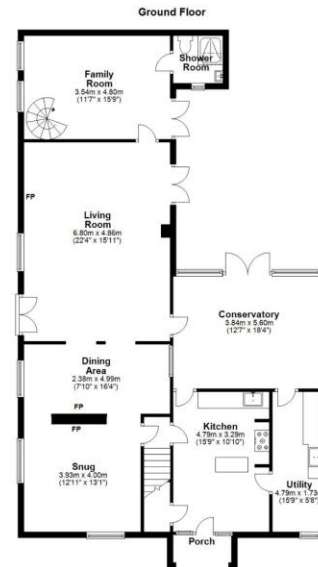


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