



Cruck House, 31 Bondgate, Castle Donington, Derbyshire, DE74 2NS

HOWKINS &  
HARRISON  
INCORPORATING ANDREW JOHNSON



Cruck House, 31 Bondgate,  
Castle Donington, Derbyshire,  
DE74 2NS

Guide Price: £475,000

A beautifully modernised detached 16th Century Grade 11 listed town centre cottage extending to approximately 2000 sq ft with ample off street parking, garage and delightful cottage gardens to the rear.

Features

- Detached Grade 11 listed cottage
- Four reception rooms
- Dual aspect breakfast kitchen and utility
- Generous principal bedroom with en-suite
- Three further bedrooms
- Off street parking for approx 3 vehicles
- Under garage/workshop
- Super well established cottage gardens
- Walking distance of village amenities
- Ideal for commuters, close to road networks





## Location

Castle Donington enjoys a most enviable location, situated on the door step of Junction 24 & 24a of the M1 Motorway, M42, A50 leading to many East and West Midlands towns and cities, East Midlands Parkway Railway Station, East Midlands International Airport and of course the World renowned Donington Park Race Track. Locally the village enjoys an excellent array of local shops and boutiques, some excellent local restaurants including Gandhi's, a fine Indian Restaurant where the service will have you going back many times. The opening of the Donington relief road has considerably reduced the flow of traffic through the village.



## Accommodation Details - Ground Floor

Rising from the block brick parking apron stairs with cast iron balustrade lead to balcony entrance with twin doors reflecting the properties former occupation as two independent cottages. A traditional entrance door leads into the entrance lobby with staircase rising to the first floor landing and latched doorway leads off to the sitting room. This dual aspect room has a wealth of exposed beams, built in dresser and Victorian tiled inlay fireplace with pine over mantle. This room leads to the rear elevation and via utility with ground floor WC to the heart of this traditional family home, a dual aspect fully re-furnished kitchen having granite work surface areas, gas fired 'Aga' and integrated appliance including double oven/grill and dishwasher. Also having quarry tiled flooring and a wealth of exposed beams and brickwork. From here a further staircase and door leads to the second cottage entrance hall again with repeat staircase rising to the first floor accommodation and a snug, the focal point of which is the 'inglenook' fireplace with

multi fuel burner. Also enjoying a wealth of exposed beam, traditional twin aspect to both the front and rear elevations and pine doors leading to the cellar and inner hallway. Finally on the ground floor is the office and dining room both facing the front elevation, the latter of which houses exposed beams to the traditional framework and feature stone wall. This room also has the added benefit of a traditional open fireplace.

## First Floor

Utilising the far entrance hall and staircase there is one of 2 landings leading to two bedrooms, both of which have built in storage and a family bathroom also with built in storage, traditional style cottage fittings. A connecting jack and jill door then leads to the reading nook and guest bedroom which multi paned windows overlooking the landscaped gardens. A link door from the reading nook leads to the second cottage staircase and principal bedroom suite which incorporates exposed timbers, storage cupboards and en-suite shower room with frameless shower.











## Outside

Below the cottage and built into the rock foundations is a large garage/store with block brick parking apron providing off street parking for several vehicles. Gated access is available to the side elevation which in turn then leads to the rear cottage gardens. A particular feature of this delightful town centre property are the terraced rear gardens featuring both crazy paved, block brick and paved patios and pathways directly adjacent to the cottage, ideal for outdoor entertainment. From here steps lead to twin lawns with established shrub floral and specimen tree beds and borders, wrap around lawned pathways lead behind central beds to the rear where there is a raised vegetable garden, greenhouse, sun terraced and access to the lawned secret garden with brick built store. It should be noted that the rear gardens benefit from a westerly aspect making this an ideal sun trap. There is also an outdoor cellar.

The cottage has a wealth of original features including exposed beams and stone work reflecting individual character and unique cottage appeal.







## 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

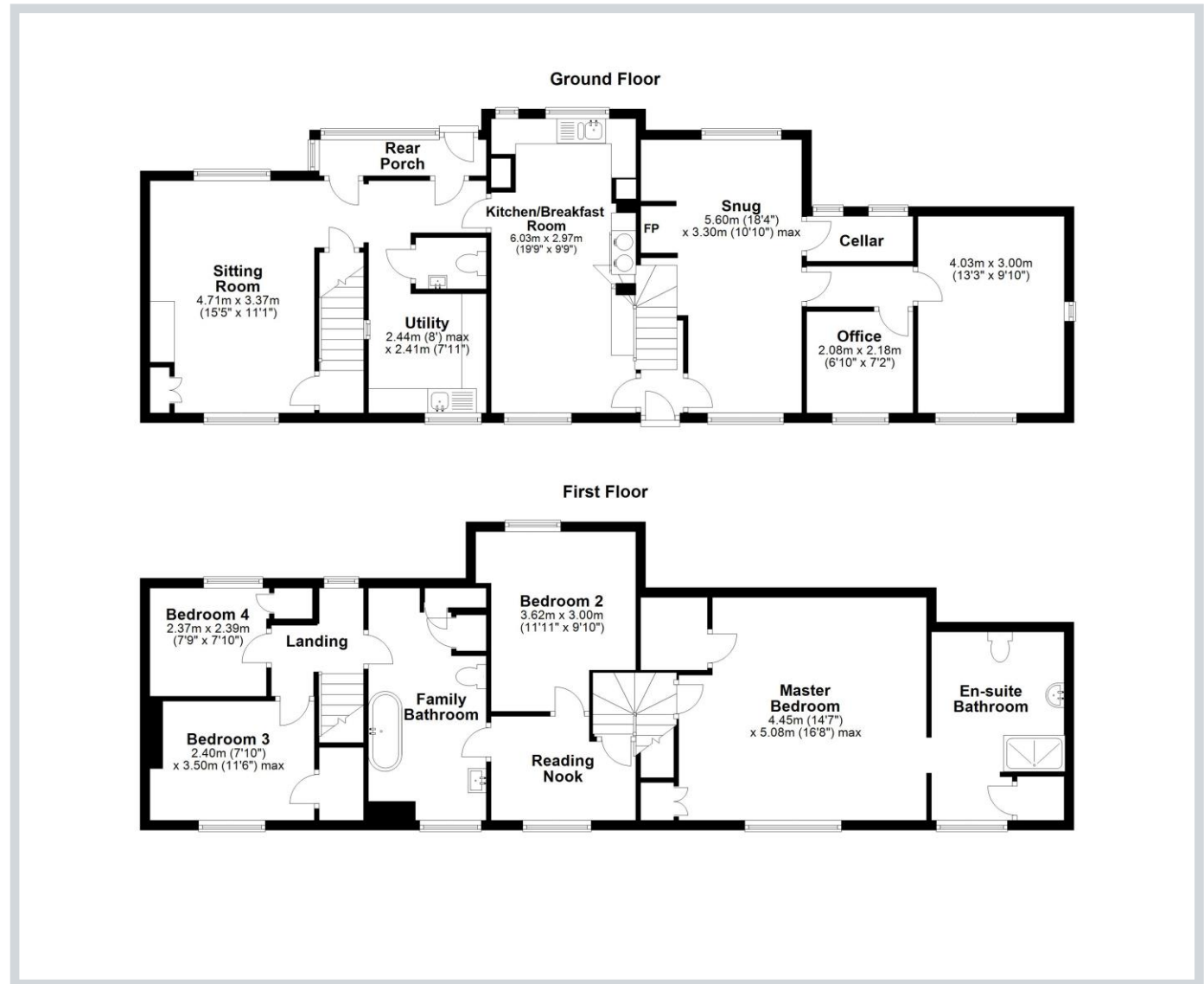
North West Leicestershire District Council - 01530 454545

## Council Tax

Band G

## Energy Rating

Exempt – Grade 11 listed



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.

## Howkins & Harrison

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