



Pitts Farmhouse, Main Street, Smisby, Derbyshire, LE65 2TY

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

Pitts Farmhouse,
Main Street, Smisby,
Derbyshire, LE65 2TY

Guide Price: £845,000

Offered for sale with no upward chain, a delightful Grade II listed character former farmhouse within this premier Leicestershire Hamlet ideal for commuting and Ashby market town. Retaining many original features and accommodation arranged over three floors this generous former five bedroom house with associated annexe, ample parking and village views including that of the village church.

Features

- No upward chain
- Grade II listed village farmhouse
- Ideal for village amenities & Ashby town centre
- Catchment for Ashby schools
- Approaching 2650 sq ft of living accommodation plus annexe
- Generous established mature gardens
- Village church views
- Four bedrooms, three reception rooms
- Separate annexe/home office
- Garage and parking



Location

The small South Derbyshire village of Smisby lies approximately one mile north of the popular market town of Ashby de la Zouch with a range of local amenities and facilities including boutique shops, high street brands and supermarket (including the recently opened M&S Simply Food store). Within the village there is a village hall, church, private day care nursery and public house. The A511 Ashby bypass connects with the M42 dual carriageway with links to both the M42 and M1 motorway network with East Midland conurbations beyond. Local schooling is available in Ashby de la Zouch at primary, intermediate and secondary with the former Ashby Grammar School also providing sixth form facilities. At the heart of the village is the old manor house built in the 16th century and village lock-up built in the early 18th century. There is also access to National Forest plantations and the bluebell arboretum and nursery.



Ground Floor

Traditional style open porchway with solid oak door leads into the dining hall with garden views, open Victorian fireplace and open archway to the central reception hall, enclosed stairs down to the cellar and staircase rising to the first floor accommodation, access to the principal living room, built in dresser unit. The focal point of this room is the large 'inglenook' fireplace with timber over mantle, rustic brick inset with wood burning stove and tiled hearth. This room also features dual aspect multi paned windows to the front and rear elevations. Dominating the rear elevation is the traditional farmhouse kitchen with rustic brick chimney breast housing the range cooker, fitted with extensive tile topped country style kitchen having matching wall and base units, multi paned windows to three elevations and twin glazed door to the beautifully formed vaulted glazed conservatory with heating ideal for all year round occupation. Elsewhere on the ground floor is the utility entrance porch and WC.

First Floor

From the landing with exposed beams there are two generous double bedrooms including a principal suite again with exposed ceiling beams, built in floor to ceiling double door wardrobes, village church views and access to the en-suite shower room. The guest double bedroom also features exposed ceiling beams, dual aspect windows and floor to ceiling wardrobes. Finally on this floor is the family bathroom with inset roll top bath, matching vanity basin, WC and bidet all with brass Victorian fittings. The focal point of this room is the exposed display fireplace and natural ceiling beams.

Second Floor

The staircase continues to rise from the first floor to the second floor landing with there are two further large double bedrooms with eaves storage and fully re-fitted shower room with frameless glazed entry walk in shower cubicle.





Garden/Annexe Accommodation

Fully independent with separate heating is a large ground floor open plan living kitchen with a range of built in appliances and island unit enjoying magnificent vaulted ceiling with balcony landing above to the mezzanine area. Extending to over 300 sq ft plus mezzanine above, this room also has twin doors leading to a dressing area with en-suite bathroom.

Gardens and Grounds

The property has garage with power and lighting, side door to the side courtyard. Approached over a sweeping gravel driveway with matching turning apron leading to the rear where there is a terraced timber deck patio, outdoor lighting, water supplies connecting to the conservatory. Mature gardens wrap around this delightful character family home with hedging, rear gated access, mature trees and shrubs benefiting from afternoon and evening sunlight.





Floorplans - Main Farmhouse and Annexe
 Howkins & Harrison prepare these plans for reference only.
 They are not to scale.

Agents Note

This delightful family home set within the unique Smisby village setting retains many original features and has been lovingly restored and cared for by its present owners including a wealth of exposed beams, traditional fireplaces, original plank latched doors and original staircase. The addition of residential garden accommodation offers flexibility for those seeking suitable additional income/guest accommodation or office space if required (subject to the appropriate approvals).

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

South Derbyshire Council - 01283 595795

Council Tax

Band - E



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