



The Cottage, St Peters Road, Arnesby, Leicestershire, LE8 5WJ
Draft Particulars

HOWKINS &
HARRISON

The Cottage, St Peters Road,
Arnesby, Leicestershire,
LE8 5WJ

Offers in Excess of: £550,000

A beautiful three-bedroom grade II listed detached cottage full of charm and character. Located on the green and set on a generous plot, extending to 1/3 of an acre or thereabouts, in the heart of the sought after village of Arnesby. This lovely cottage boasts a large garden with outbuilding, formerly a coach house/stable block.

Features

- Idyllic village location
- Three double bedrooms
- Generous plot
- Three reception rooms
- Plenty of character and charm
- Sympathetically extended in the 1960's
- Exposed beams
- Three open fireplaces
- Downstairs shower room
- Extensive gardens
- Oil fired central heating
- Off road parking
- Grounds extending to approximately one third of an acre
- Potential building plot



Location

The property is located in the picturesque village of Arnesby, in the Harborough district of Leicestershire, which is surrounded by some of south Leicestershire's most attractive open countryside. One of the most famous landmarks of the village is the windmill which can be seen from miles around. It also has a well reputed primary school, historic church, village hall and a well renowned Indian restaurant. Shopping and supermarket facilities are available in nearby centres of Market Harborough, Wigston, Oadby, Blaby and Lutterworth and the city of Leicester, together with Fosse Park. For the commuter, the M1 is accessible at either junction 20 or 21, the A14 lies to the south, and both Market Harborough and Leicester have mainline rail services to London.



Ground Floor

The property is entered via a beautiful oak panelled door from the courtyard garden area, which opens into the entrance hall with original red quarry tiled flooring. Doors lead through to the living accommodation along with the a downstairs shower room/cloakroom, fitted with a double shower enclosure with Triton electric shower and WC. The spacious sitting room is flooded with natural light, with multi aspect windows and two sets of French doors leading out onto the rear garden. There are exposed wooden beams and an attractive Minster stone feature fireplace with ornate detail and an electric fire inset, provides a welcoming focal point to the room. Also off the entrance hall, accessed through a large ornate solid wooden door, is the dining room which is full of charm with characterful beams and an original inglenook open fireplace with original cupboards and a red quarry tiled hearth. A large window to the side overlooks the green and an original oak staircase with understairs cupboard rises to the first floor. A brace and latch door leads through to a second sitting room/snug, a cosy room with an exposed brick-built fireplace with and oak Beam above. There are further oak ceiling beams and a window to the front aspect overlooking the courtyard area. The kitchen links through from the dining area and is fitted with a range of cream eye and base level units with ceramic sink, wooden worksurfaces over and tiling to the floor. There is a large Aga cooker along with space for an American style fridge/freezer and space with plumbing for a washing machine. The kitchen is light and airy with dual aspect windows to the front and side. A wooden door leads through to a garden room, fitted with wooden flooring and glazed to all sides which provides wonderful views over the extensive gardens. A glazed door gives access to the outside.



First Floor

A spacious, semi galleried first floor landing exposes the stunning cruck framed beam work and original oak floorboards. From here there is access to two double bedrooms, both have a continuation of the exposed oak floorboards and benefit from dual aspect windows, which afford plenty of natural light and original beams to the walls and ceiling. A second landing, which forms part of the extension, benefits from two large storage cupboards and leads to the master bedroom, which is fitted with built-in wardrobes and boasts impressive garden views, and the bathroom which has a large walk-in shower enclosure with separate WC.

Outside

This charming, chocolate box thatched cottage is accessed from the side of the property, via an ornate wooden garden gate which leads into a small courtyard area, laid with paving stones and block paving. The delightful gardens extend to 0.33 of an acre or thereabouts which lie to the rear and side of the property, mainly laid to lawn with established borders, a garden pond and a thatched well. The garden has a distinct private feel, enclosed by a combination of mature hedging and screened by trees. There is a former vegetable garden and to the rear part of the garden is a brick-built former coach house with stabling which is accessible via five bar gate.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

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

Harborough District Council. Tel:01858-828282.
Council Tax Band – G.

St. Peters Road, Arnesby, Leicester, LE8

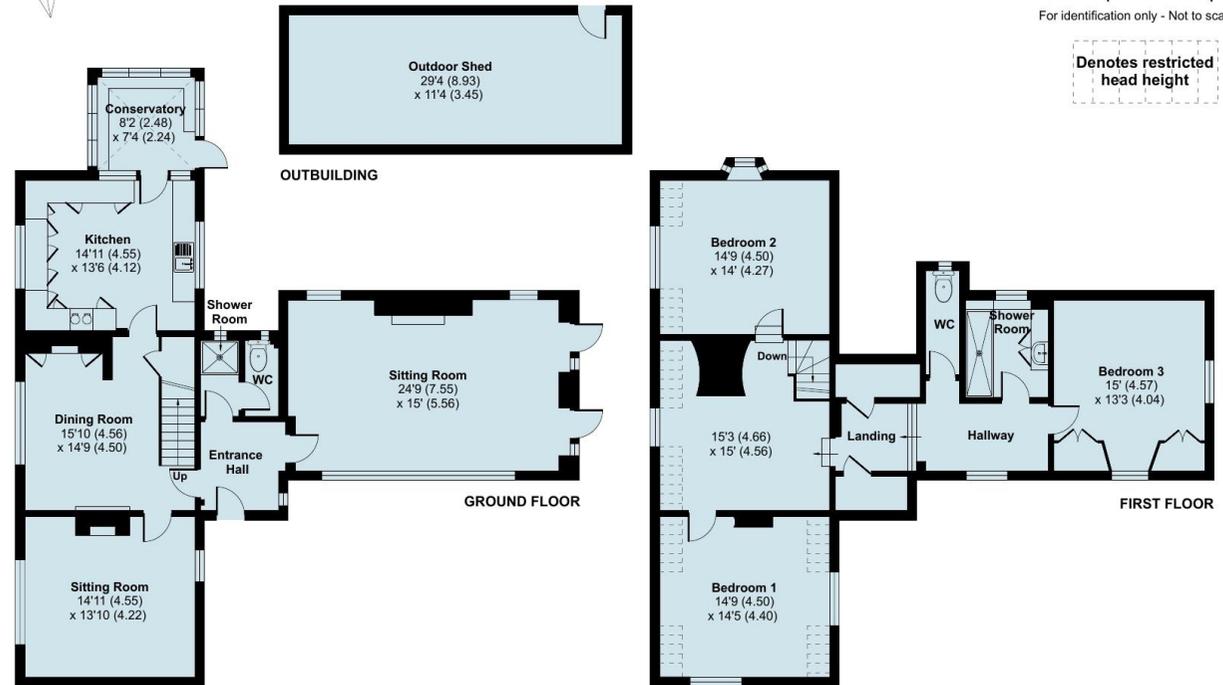
Approximate Area = 2255 sq ft / 209.4 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Outdoor Shed = 332 sq ft / 30.8 sq m

Total = 2665 sq ft / 247.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1083341

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