



4 Granary Cottages, Mill Road, Ullesthorpe, Lutterworth, Leicestershire, LE17 5DE

HOWKINS &
HARRISON

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Guide: £300,000

Welcome to Granary Cottages - Situated in the sought-after village of Ullesthorpe, this charming period property exudes charm and character! The three double bedrooms spread over three floors provide a sense of space, ideal for a growing family.

As you step inside, you'll be greeted by the character features that make this house truly special. Exposed wooden beams and flagstone floors add a touch of character and charm to the space.

The open plan sitting/dining room is the heart of the home, complete with a delightful log burner, perfect for those chilly evenings.

Located just a short stroll away from two Gastro pubs and the well renowned Ullesthorpe Golf Club, this property offers the best of village living with modern amenities close at hand. The popular village of Ullesthorpe provides a tranquil setting, with views across to the iconic mill that stands as a landmark of the area.

If you're looking for a home that combines history, character, and modern comforts, then this attractive property is the perfect choice.



Features

- Popular village location
- Three double bedrooms
- Log burner
- Open plan sitting/dining room
- Enclosed established rear garden
- Outbuilding
- Large shed with power and insulation currently being used as a gym
- Characterful exposed beams
- Flagstone flooring
- Within walking distance from two Gastro pubs
- In very close proximity to Ullesthorpe Golf Club
- Delightful views across to a historical village mill
- The property is a historical building, once used to dry grain from the mill



Location

Ullesthorpe is a small village and civil parish situated in the Harborough District of Leicestershire. Located approx. 10 miles north of Rugby, Ullesthorpe is within easy access of the M1, M69, and M6. It is noted for its historic background with a mill, disused railway station, and traces of a medieval settlement evident on the edge of the village. Local amenities include a primary school, post office, village shop, butchers, doctor's surgery, hairdressers, and garden centre. In addition, there is a congregational church, two public houses, and a golf course attached to the Ullesthorpe Court Hotel.

Ground Floor

The property opens into a charming, open plan sitting/dining room with dual aspect windows to both the front and rear aspect, flagstone flooring and an exposed wooden ceiling with characterful wooden beams. The focal point to the room being two attractive, exposed brick-built chimney breasts and feature fireplaces, one with a log burner inset and the other currently being used as a log store. Brace and latch doors provide access to a useful understairs storage cupboard, as well as the kitchen and to the staircase which rises to the first floor. The kitchen has a continuation of the flagstone flooring and is fitted with a variety of white shaker style wall and base kitchen units, including glass display cabinets and drawers, with complementary wooden work surfaces over. There are exposed ceiling timbers along with a stable door which gives access to the garden. Fitted appliances include a double oven, a four-ring gas hob with extractor hood above and space with plumbing for a washing machine and fridge/freezer.



First Floor

From the landing with boasts further ceiling beams, stairs rise to the second floor and doors lead to a double bedroom with window overlooking the front aspect which has delightful views over the historic mill. There are exposed ceiling timbers and a storage cupboard. From the landing there is access to a spacious family bathroom with deco patterned floor tiles, part tongue and groove panelling to the walls and three brace and latch cupboards, one of which has space and plumbing for a washing machine. The bathroom is fitted with a white suite comprising of a wash hand basin, WC and panelled bath with glass shower screen and shower over.

Second Floor

There are two further double bedrooms on the second floor one with painted ceiling timbers, hanging space for clothes and fitted shelving and one currently being used as an office and snug.

Outside

To the front of the property there is on street parking. The rear garden is particularly low maintenance with pebbled areas edged with cobblestones, established shrubs and trees, pergola and enclosed by close board fencing. There is a brick-built outbuilding to the side of which, is a sink and tap along with a large wooden workshop which is insulated and has light and power, currently being used as a gym but has multiple uses and could alternatively be used as a home office.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01455-559203.

Fixtures and Fittings

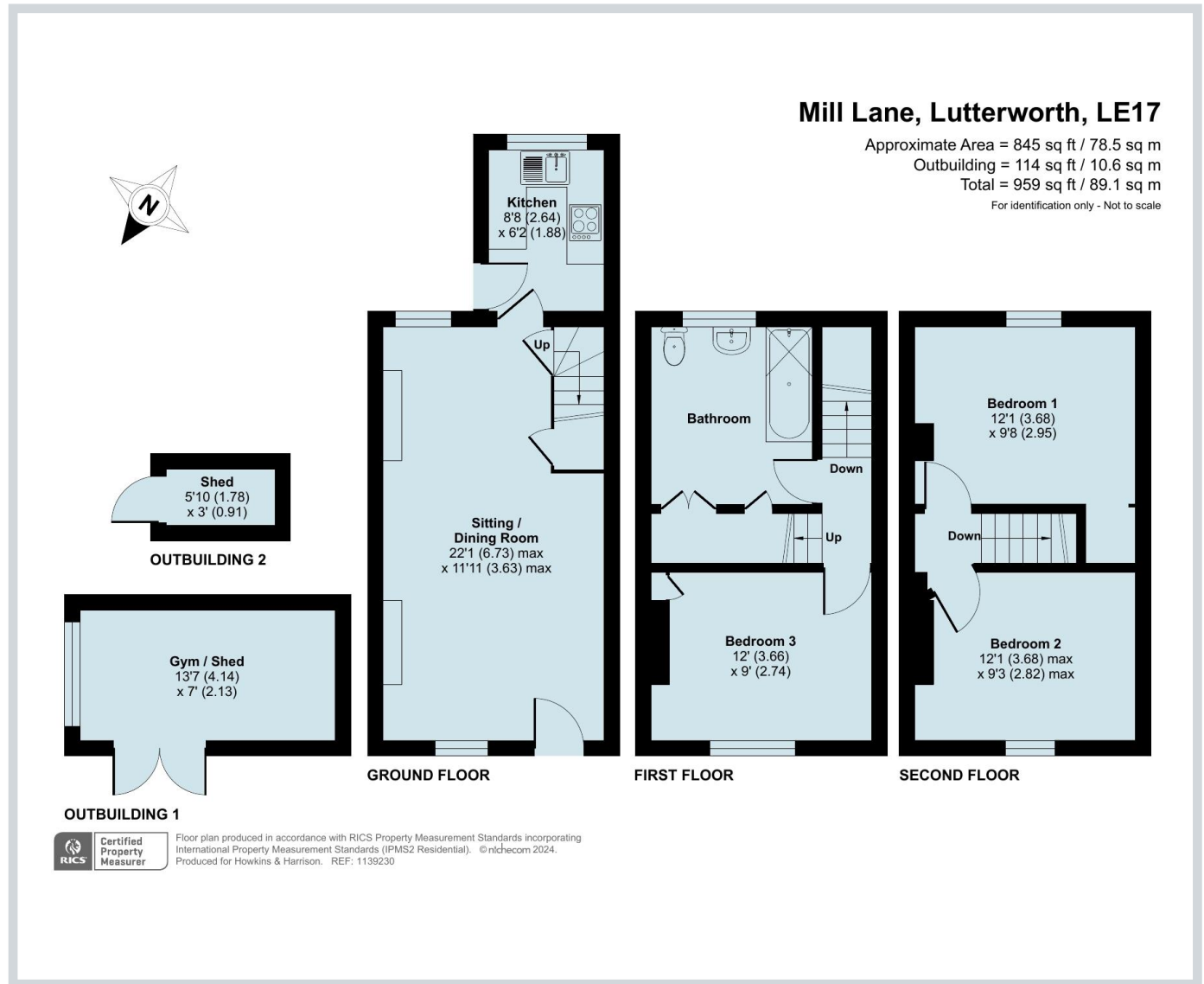
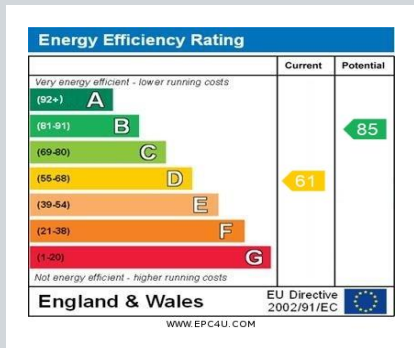
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 01858 828282.
Council Tax Band – B.



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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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