



Lount Farm Cottage
Nottingham Road
Lount
Ashby-de-la-Zouch
LE65 1SD

£650,000

A STUNNING 5 double bedroom detached COUNTRY COTTAGE OF CHARACTER with a spacious 2421 sq. ft of living space, enjoying a STYLISH & LUXURIOUS CONTEMPORARY FINISH, occupying a LARGE PRIVATE PLOT with a sweeping driveway, DOUBLE GARAGE & LANDSCAPED GARDENS



Property Features

- Country Cottage
- Rural Hamlet
- High Specification
- Sweeping Drive
- Double Garage
- 5 Double Bedrooms
- 2 En-Suite
- Living Kitchen
- Log Burner
- Bi-Fold Doors

Full Description

Lount Farm Cottage is a beautiful typically English country home of immense charm & character, that has been sympathetically renovated & extended to an exceptionally high standard by the current owners, affording a spacious yet versatile interior extending to 2421 sq. ft of internal living space with a stylish & contemporary finish.

Discreetly positioned and tucked away, approached via a sweeping driveway approach, the cottage is picture post card perfect from the front and characterised by the projecting oak framed entrance porch.

Internally the cottage has been beautifully decorated and demonstrates a lifestyle that country living allows, with a welcoming deep entrance hall, a stylish wet room/wc, utility room, the extended open plan living kitchen is very much the heart of the home with a comprehensive range of shaker style units with quartz worktops & integrated appliances including a boiling water mixer tap, electric Aga oven, a Neff

pyrolytic double oven, Neff Microwave combi-oven and a Neff four ring induction hob, whilst the living & dining area ensure sociable family living at its finest with bi-fold doors onto the flagstone patio.

The elegant lounge is characterised by the wood-burning stove and the separate dining room is perfect for formal entertaining. On the first floor are five double bedrooms offering versatile living including the wonderful master bedroom with built in wardrobes, juliette balcony & luxury en-suite bathroom with a stylish 4 piece suite, guests bedroom two with built in wardrobes & en-suite and three further double bedrooms and main family shower room. Externally the sweeping driveway provides more than ample parking for several vehicles and access to the detached double garage. The rear south facing garden has been designed with low maintenance and outdoor entertaining in mind, with flag stone patio, gravelled walkways, artificial lawn and discreet patio and water feature.

Lount is a small hamlet 2 miles south of Ashby-De-La-Zouch in North-West Leicestershire, the small rural hamlet was traditionally linked to the Staunton Harold Hall estate and enjoys the Ferrers Arms public house and the New Lount Nature Reserve a stones throw away. Lount is perfectly placed for Melbourne (4 miles) & Castle Donington (6 miles) the M42 is positioned providing ease of access to the midlands motorway network.

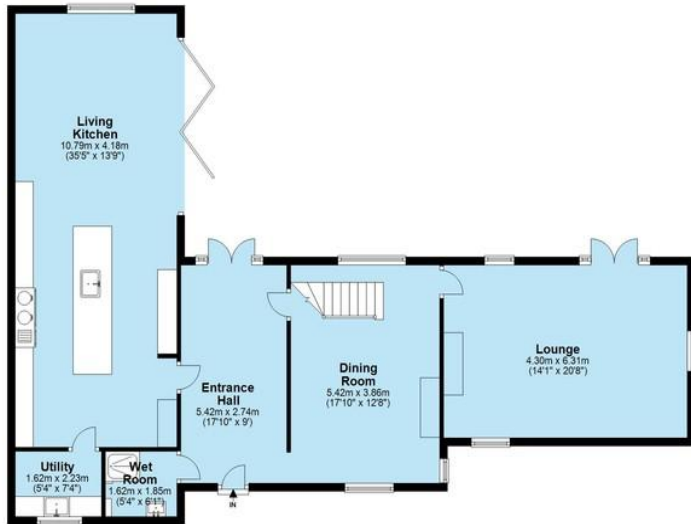
COUNCIL TAX The property is in Band D

TENURE The property is Freehold

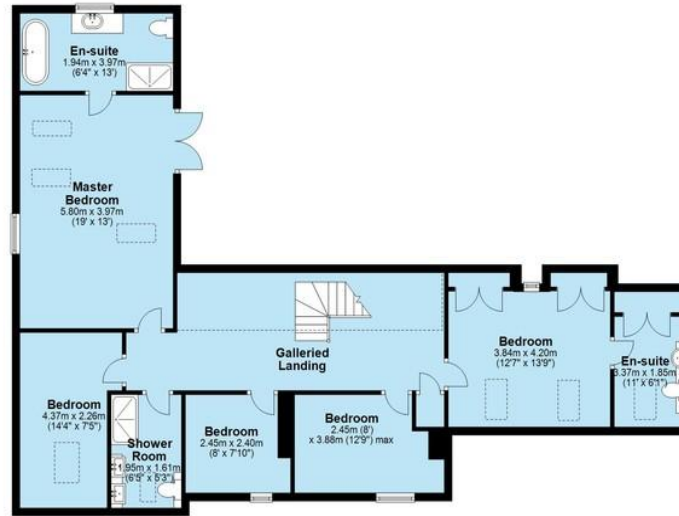




Ground Floor



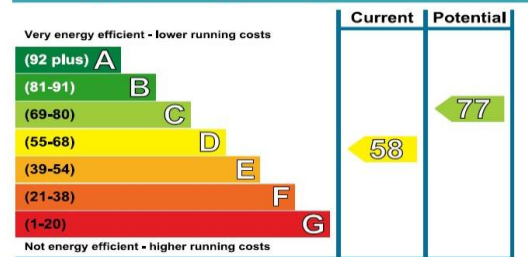
First Floor



Total area: approx. 225.0 sq. metres (2421.5 sq. feet)



Energy Efficiency Rating



8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements