



Bowleys Lane, Appleby Magna



4



3



3

£750,000



Key Features

- Extended Four Bedroom Converted Milking Parlour
- Versatile Living Accommodation
- A Wealth of Character and Charm
- Stunning Landscaped Gardens | Secure Gated Access | Allotment | Nature Pond
- Handcraft Kitchen/Diner
- 23ft Lounge + Garden Room
- Green Energy | Solar Energy | Ground Source Heating System
- One Bedroom Annex + Private Garden
- Freehold
- EPC rating A





Escape to the serene countryside at "The Paddocks," a beautifully converted former milking parlour in Appleby Magna. This spacious and versatile four-bedroom cottage offers a blend of traditional period features and stylish modern decoration, ideal for a tranquil family home.

Nestled in the charming village of Appleby Magna, the property on Bowleys Lane offers a tranquil and picturesque lifestyle in the heart of rural England. The area is renowned for its scenic landscapes, boasting far-reaching field views and extensive grounds, providing the perfect backdrop for this unique home. Appleby Magna enjoys a peaceful, close-knit community atmosphere, yet it remains conveniently close to local amenities and transport links, ensuring residents have the best of both worlds—country living with modern conveniences.



The ground floor boasts two double bedrooms, one featuring French doors leading to a secluded bistro decked area, and a chic refitted shower room with vintage-style sanitaryware. The expansive lounge (over 23ft) with an exposed brick fire surround and multi-fuel stove creates a cosy atmosphere while the bespoke handcrafted kitchen diner makes this space a culinary haven designed for both cooking and entertaining. Equipped with an Everhot electric range oven, with further space and plumbing for all your must-have appliances. An oak framed garden room with its glazed roof lantern offers a space to unwind and take in the landscaped features around the garden.

Upstairs, two vaulted bedrooms await, complete with a dressing area, study space, fitted storage and a lavish en-suite bathroom featuring a freestanding roll-top bath and inset mood lighting.

Set on over an acre of meticulously landscaped grounds, The Paddocks offers everything from lush box hedges, raised walled borders and allotments to a spectacular 400,000-litre nature pond. Secure gated



access leads to a sweeping gravelled driveway accommodating at least six cars along with a generous workshop and garden store.

An additional highlight is the charming one-bedroom annex, ideal for guests or extended family. This annex features an airy, beamed, and vaulted open-plan living area, a stylish kitchen, a cozy double bedroom with French doors leading to a private garden, and a modern three-piece shower room.

One of the main advantages of this home is its high energy-efficiency, with forty 10kwh solar panels, ground source heating system and an EV car charging point.

The village itself is steeped in history, with charming period properties and historical landmarks that lend it a quintessential English character. Residents often enjoy leisurely walks through the surrounding countryside, visiting nearby attractions such as the Appleby Magna Heritage Trail and the scenic Moira Furnace Museum and Country Park. Moreover, the village hosts a variety of community events and activities throughout the year, fostering a warm and welcoming environment for families and individuals alike.

Bowleys Lane benefits from excellent transport connectivity, making commuting and travel easy for residents. The nearby M42 motorway provides straightforward access to major cities such as Birmingham, Leicester, and Nottingham, while the local bus and rail services ensure convenient public transportation options. Educational needs are well-catered for, with reputable schools in the vicinity, making it a prime location for families seeking quality education for their children.

For those who appreciate outdoor pursuits, the area offers an abundance of recreational opportunities. From hiking and cycling in the lush countryside to enjoying water sports at the nearby Ashby Canal, there is always an adventure to embark on. Additionally, the



village is dotted with traditional pubs and charming cafes, providing ample options for dining and entertainment.

Living on Bowleys Lane in Appleby Magna promises a serene lifestyle characterized by the blend of pastoral beauty and modern amenities. The area's commitment to preserving its natural environment is evident, particularly with the inclusion of green energy solutions such as solar panels and ground source heating in the property. With its unique character, extensive grounds, and versatile accommodation, this property is an exceptional opportunity to enjoy the best of country living in a vibrant and supportive community.

Don't miss this rare opportunity to own an enchanting countryside oasis. Contact our Ashby team to arrange your viewing today!

#### ACCOMMODATION

ENTRANCE HALLWAY 2.49+ storage x 1.63

LOUNGE 7.36x3.99

KITCHEN DINER 6.03x3.70

GARDEN ROOM 3.88x1.83

BEDROOM FOUR/SNUG 3.02x2.68

STYLISH REFITTED SHOWER ROOM 2.92x1.58

BEDROOM ONE 3.97x3.11

DRESSING AREA 2.55 max x 2.12

EN-SUITE SHOWER ROOM 1.73 max times 1.43

#### FIRST FLOOR ACCOMMODATION

LANDING 3.40x2.26

BEDROOM TWO 4.73x2.47



DRESSING ROOM 2.67x2.54

EN-SUITE BATHROOM 2.47x2.06

BEDROOM THREE 3.75x2.26

STUDY 4.82x2.72

OUTSIDE

WORKSHOP 5.30x 5.32

GARDEN STORE 5.37x2.28

ANNEX

LIVING AREA 4.09x3.87

KITCHENETTE 2.30x1.64

BEDROOM 3.74x2.81

SHOWER ROOM 2.07x1.22

MEZZANINE STORE 2.95x2.45

COUNCIL TAX BAND

The property is believed to be in council tax band: D

HOW TO GET THERE

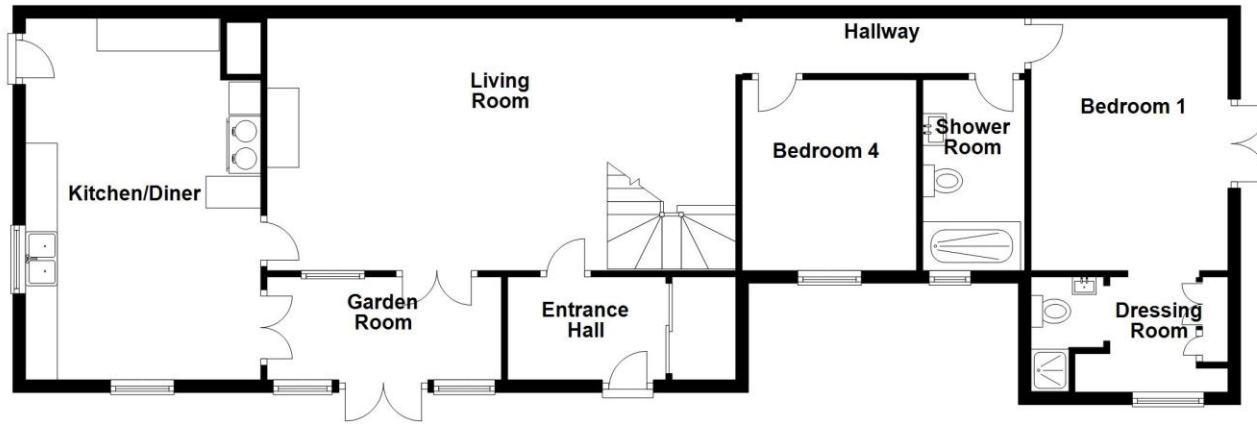
Post Code for SAT NAV:- DE12 7BE

PLEASE NOTE

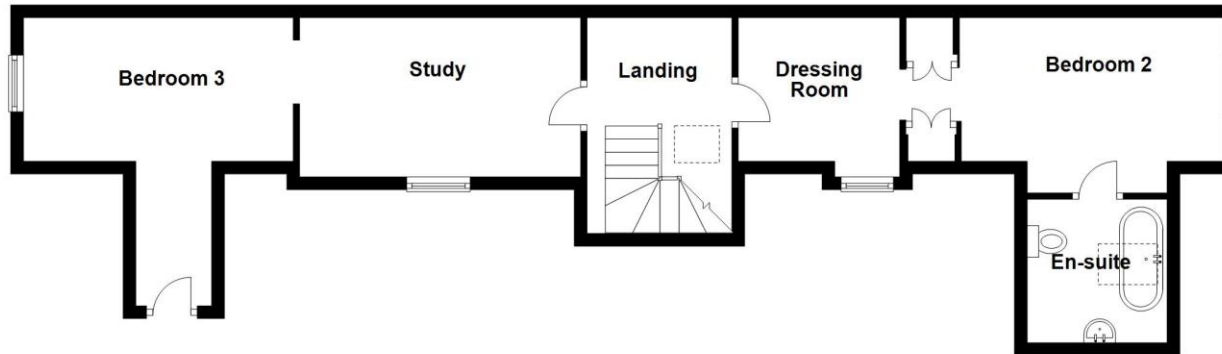
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



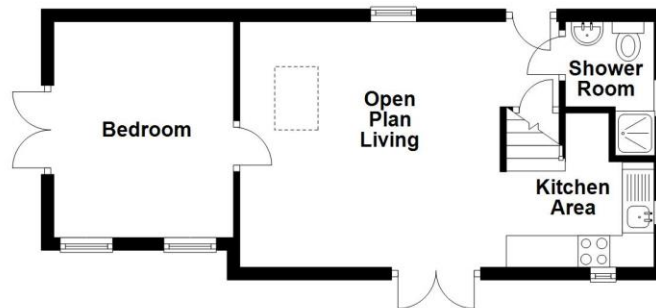
Ground Floor

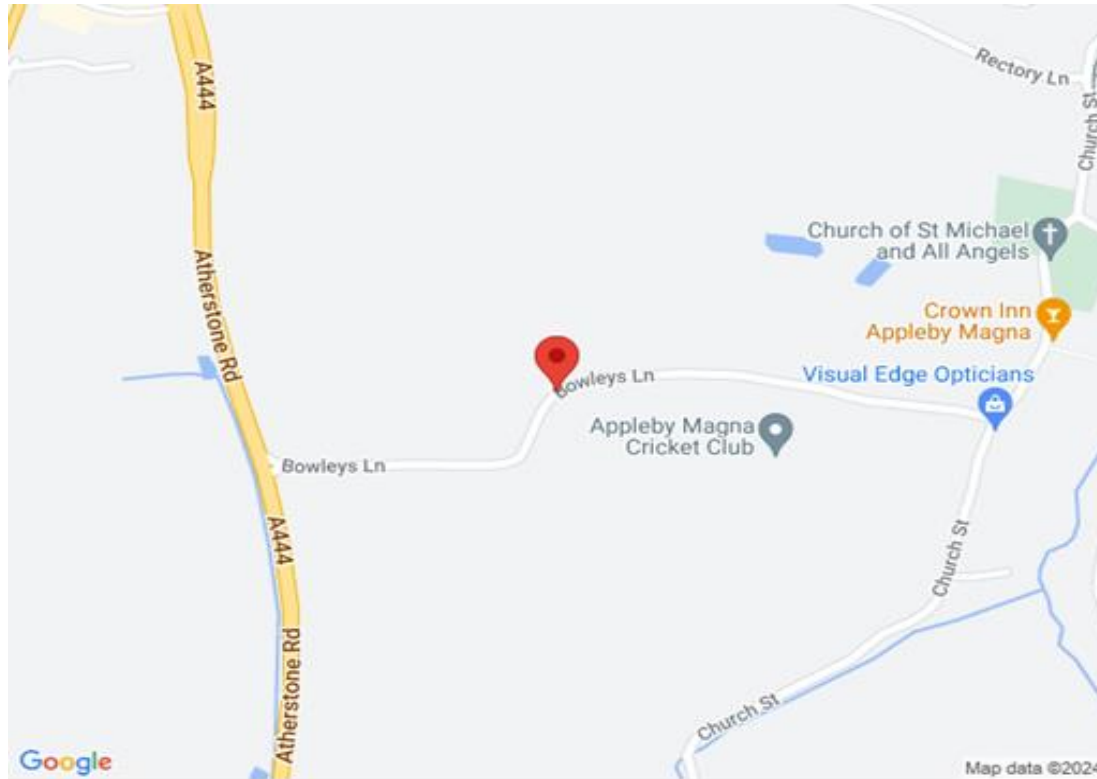


First Floor



Annex





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	95	110
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

