



Main Street, Breedon On The Hill



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£175,000



Key Features

- Charming Two Bedroom Cottage
- Quaint Village of Breedon
- Snug Beamed Lounge + Burner
- Vaulted Dining Area
- Kitchen + Utility Room
- Two Bedrooms + Shower Room
- EPC rating E





Welcome to Main St, Breedon on the Hill—a quintessential village retreat that epitomises the charm of rural English living. This delightful two-bedroom period cottage is a sanctuary of character and comfort. Step into a beamed lounge where a freestanding cast iron log burner takes centre-stage, perfect for cosy evenings in. The separate vaulted dining room, with its curved brick ceiling, invites family and friends to gather for memorable meals.

The kitchen is not just functional but inviting, with pine units and colourful tiles providing a splash of personality, while the adjoining utility room keeps life organised. Upstairs, two spacious bedrooms offer a tranquil retreat, complemented by a white three-piece shower room.

Outdoors, enjoy the simplicity of an easily-maintained enclosed lawned garden and the convenience of a single garage. Nestled in a popular village location, this home boasts delightful views of Main Street and Breedon Hall. Offered with no upward chain, this cottage is patiently awaiting its next chapter. Contact Ashby team for your chance to view this charming home.

Breedon on the Hill is a picturesque village that offers a unique blend of rural charm and historical significance. It is well-known for its beautiful landscapes and the prominent Breedon Church, which is perched atop a hill, affording breath-taking panoramic views of the surrounding countryside. The village charm is enhanced by its quaint stone cottages and lush greenery, making it an ideal place for those seeking the tranquillity of country living.

The village provides easy access to a range of local amenities and services, ensuring residents enjoy both convenience and comfort. There are charming local pubs, artisan shops, and delightful eateries all within walking distance. The nearby town of Ashby-de-la-Zouch offers a wider range of services, including supermarkets and boutique stores, for your everyday needs. For those with families, excellent educational facilities are nearby, ranging from nurseries to secondary schools.

Transport links are another notable advantage, with the M1 motorway and East Midlands Airport within a short drive. This connectivity ensures residents enjoy the benefits of rural seclusion without sacrificing access to major cities such as Derby, Leicester, and Nottingham, making it ideal for commuters. The area's public transport options further complement its excellent road connectivity, providing convenient access to the broader Midlands.

Breedon on the Hill offers an engaging community atmosphere where residents frequently gather for local events and activities. The active village hall hosts a variety of clubs, from arts and crafts to fitness classes, offering ample opportunity for socialising and engagement. The surrounding countryside features numerous walking and cycling trails, encouraging a healthy, active lifestyle amidst stunning natural beauty.

ACCOMMODATION

SNUG LOUNGE
4.67m x 4.06m (15'4" x 13'4")

DINING AREA
4.17m x 2.26m (13'8" x 7'5")

KITCHEN
2.26m x 2.26m (7'5" x 7'5")

UTILITY ROOM
2.24m x 1.75m (7'4" x 5'8")

REAR ENTRANCE PORCH
1.88m x 1.73m (6'2" x 5'8")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.53m x 3.28m (11'7" x 10'10")

BEDROOM TWO
2.67m x 2.36m (8'10" x 7'8")

BATHROOM
2.29m x 1.93m (7'6" x 6'4")

SINGLE GARAGE

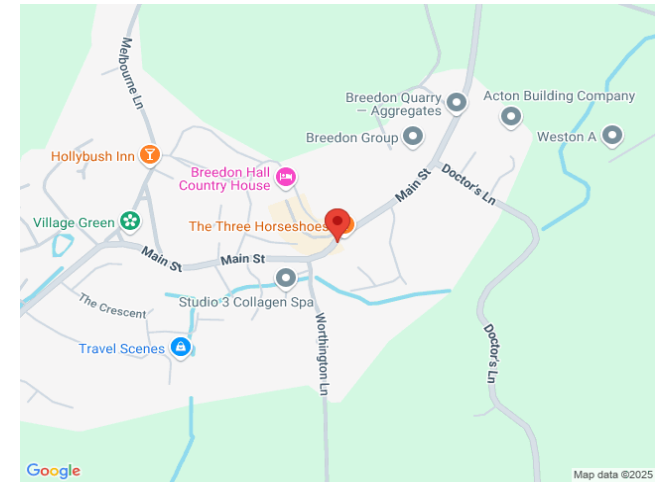
COUNCIL TAX BAND:-
The property is believed to be in council tax band: B

HOW TO GET THERE:-
Postcode for sat navs: DE73 8AN

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.

Floorplan



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

ashby@newtonfallowell.co.uk