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Post Office Lane, Ashby Cum Fenby



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property it must be

  
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£795,000

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This immaculate detached property in the picturesque village of Ashby cum Fenby offers spacious accommodation with five double bedrooms and luxurious amenities, all set in a 0.43-acre plot, making it an ideal family home blending traditional charm with

### Key Features

- Detached Cottage
- Triple Two Storey Garage
- Profitable Air B&B Opportunity
- Picturesque Village Location
- Luxury Fixtures & Fittings
- Characterful Features
- EPC rating C
- Tenure: Freehold





We are delighted to present this immaculate, detached cottage for sale, nestled in the picturesque village of Ashby cum Fenby. This prestigious residence is situated in a sought-after location, renowned for its green spaces, walking and cycling routes.

The property boasts spacious accommodation and is set on a 0.43-acre plot (sts), beautifully articulated with a cottage-style exterior, double-glazed sash windows, and an expansive driveway leading to a triple garage. Additionally, there's a large first-floor area to the garage, ready to cater to all your needs. The home benefits from oil central heating with a triple zoned smart system, ensuring an optimal ambient temperature throughout the year.

The residence comprises five double bedrooms, four bathrooms, six reception areas, all offering a wealth of living and entertainment space. The centrepiece of the house is a stunning open-plan kitchen with modern units, composite worktops, a centre island, and high-end appliances including two hide & slide ovens, an induction hob, combi oven/microwave, two fridges, two freezers, and a dishwasher. Adjacent to the kitchen is the family room, creating a fantastic communal area for quality family time. A utility room situated off the kitchen, complete with a separate WC, adds further convenience, and underlines the property's suitability for modern family living.

The property also boasts a formal lounge with a bay window, a sitting room with a polished limestone gas fire, a dining hall with doors leading to an outside terrace, and a reception hall with barley sugar twist staircase.

All five bedrooms are doubles, with the master suite benefiting from a dressing / lounge room with a balcony, and a walk-in en-suite; a true haven of luxury. The bathrooms are impressive, with features such as a 'walk-thru' shower, freestanding baths, and modern suites.

In summary, this is an exceptional property in a prime location, offering a unique blend of traditional charm and modern comfort. Its unique features and spacious accommodation make it a once-in-a-lifetime opportunity for discerning buyers.

## Disclaimer

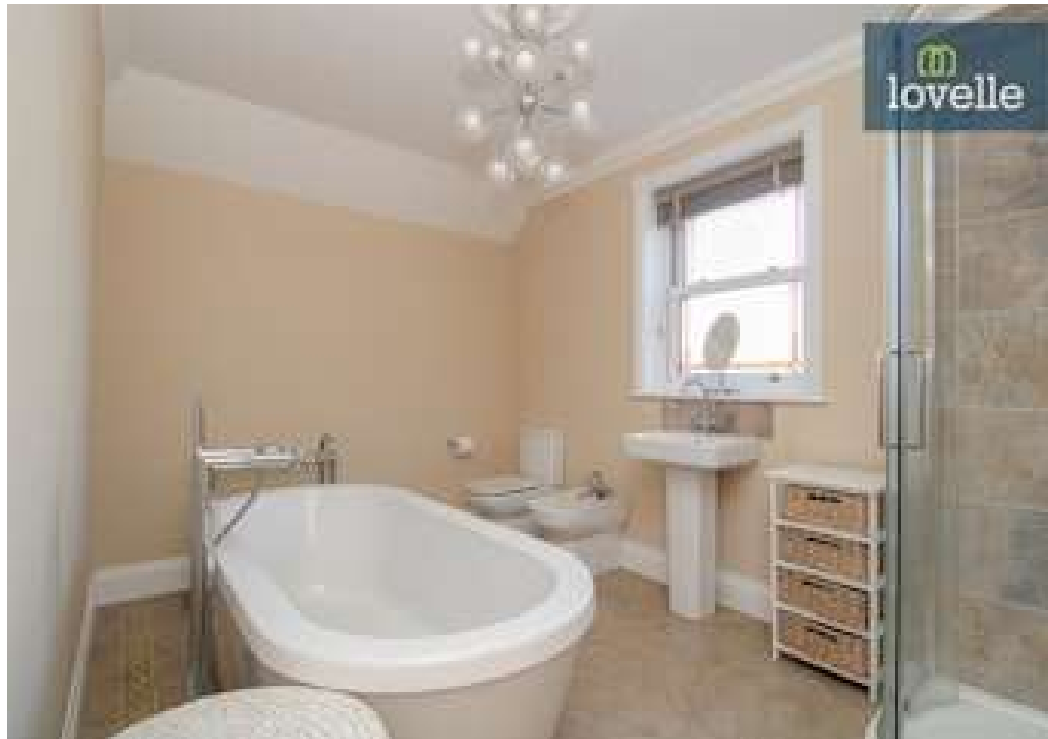
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

## Mobile and broadband

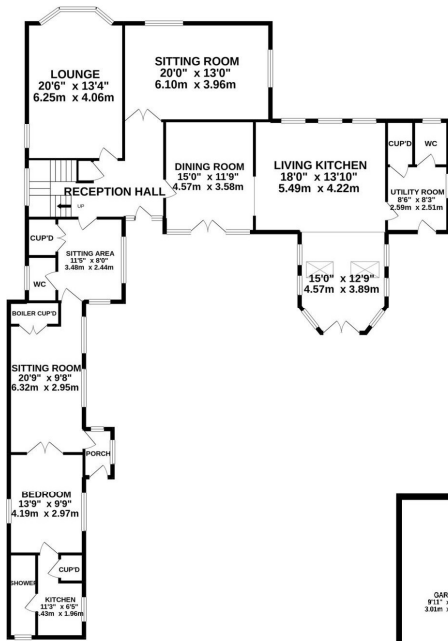
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



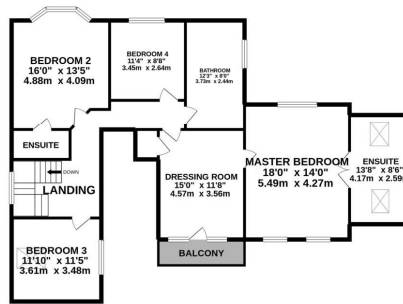




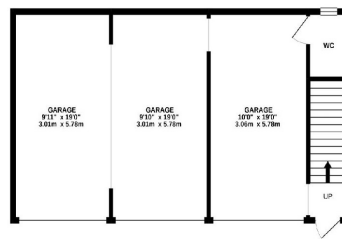
GROUND FLOOR  
2094 sq.ft. (194.5 sq.m.) approx.



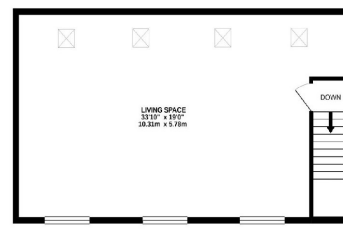
1ST FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.



GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made for their operability or efficiency over the years.  
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