High Street

Packington, Ashby-de-la-Zouch, LE65 1WJ









A Characterful Village Home of Rare Versatility and Charm

Nestled in the heart of the ever-desirable village of Packington, this beautifully extended period cottage offers a rare blend of historic charm, modern comfort, and immense flexibility - ideal for multigenerational living, homeworking, or simply enjoying generous family space (3000 sq.ft inc garage) in a central yet private setting. Offered to the market with no onward chain.

Packington is a charming village nestled in the beautiful Leices tershire countryside, just one and a half miles from the historic market town of Ashby-de-la-Zouch, which offers a variety of boutique shops and restaurants. At the heart of the village community, you'll find the excellent Daybreak Services village shop, the dog-friendly Poochies of Packington coffee shop, a stunning Norman church, an active village hall, a well-regarded primary school, and the welcoming 17th-century pub, The Bull & Lion. With its strong sense of community and excellent local a menities, Packington is an ideal place to raise a family.

Accessed via remote-controlled electric gates, the property opens to a secure and spacious courtyard offering extensive parking, tuming space, and access to a detached double garage. Once inside, the home immediately impresses with its warm and welcoming character, with a winding reception hallway connecting a series of well-proportioned rooms that flow effortlessly from one to the next.

Living Spaces Designed for Comfort and Connection

At the heart of the home lies a stunning open-plan breakfast kitchen and family room, complete with a beautiful inglenook fireplace and exposed cruck beam -a natural hub for everyday family life. French doors open to the sunlit courtyard, while the adjoining sitting and dining room, with its elegant period-style fireplace, are flooded with afternoon light thanks to their westerly orientation.

Additional ground floor accommodation includes a guest doakroom, a practical laundry room, and a separate boiler/boot room - perfect for country living.

The Annexe Wing: Connected Yet Independent

A particularly exciting feature of the property is the separate wing, accessed via a glazed conservatory with twin French doors opening into the gardens and courtyard. This section offers the potential for a fully self-contained annexe, ideal for a dependent relative, guests, or home office. The existing layout comprises a large ground floor reception room (with space to create a kitchenette if desired), and a substantial double be droom with en suite bathroom above.

First Floor

The main staircase leads to a spacious first floor landing where you'll find three beautifully proportioned double bedrooms, each with their own character and charm. The principal suite features a wallted canopy ceiling, dual-aspect windows with lovely village views, and a spacious full en suite bathroom complete with bath, oversized shower endosure, vanity unit, WC, and bidet. A separate family bathroom serves the remaining bedrooms.

A Private Haven in the Village Heart

Outside, the lands caped rear gardens have been thoughtfully designed for both ease of maintenance and maximum enjoyment. A gravelled terrace leads to a large, paved seating area framed by mature shrubs and borders, offering a peaceful and seduded outdoor retreat. A charming arched gateway reveals a hidden kitchen garden with raised vegetable beds, greenhouse, and space for a barbecue or garden bar - perfect for relaxed outdoor entertaining.

This wonderful home combines heritage and mode mity in a way that few properties can match - offering space, flexibility, and privacy in a thriving village community.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink https://checker.ofcom.org.uk/

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G **Useful Websites:** www.gov.uk/govemment/organisations/environment-agency

Our Ref: JGA/23042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further darification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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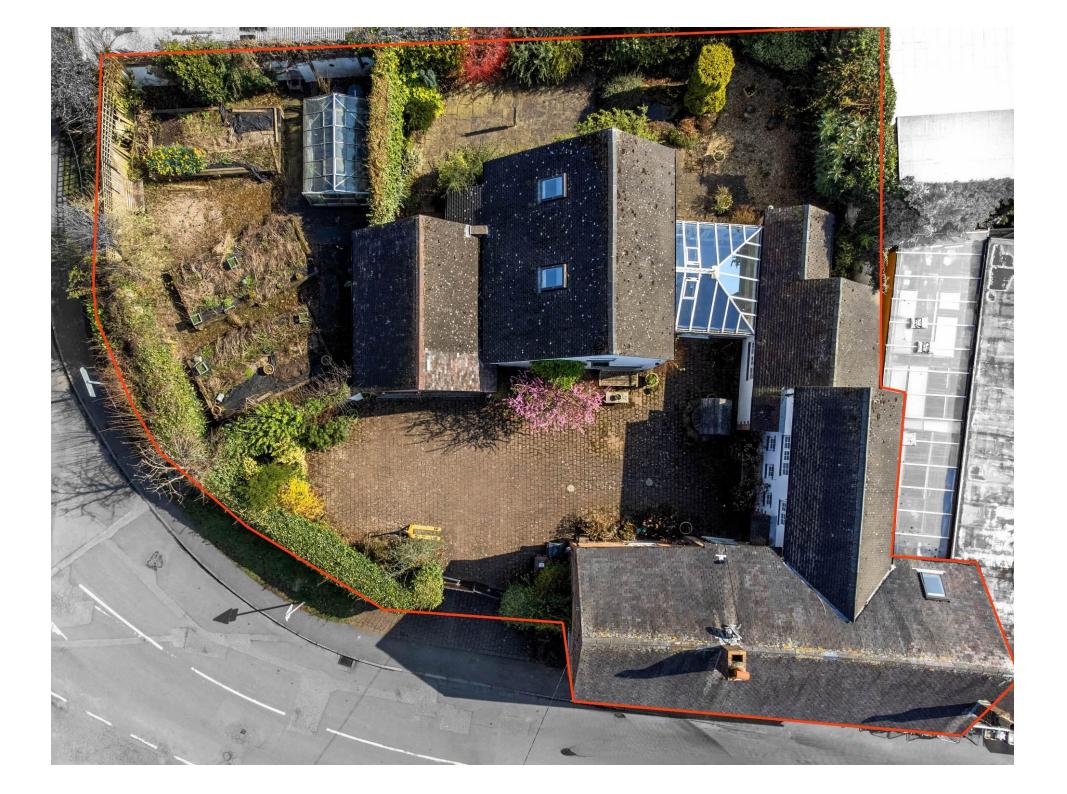
























Approximate total area⁽¹⁾

3001.74 ft² 278.87 m²

Reduced headroom

68.24 ft² 6.34 m²

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Reduced headroom

Below 5 ft/1.5 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Agents' Notes

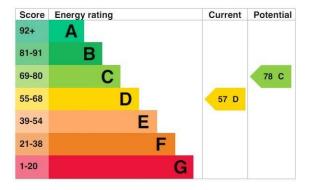
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90























John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

as hbysales@johngerman.co.uk

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