

High Street

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

John German







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£550,000

A beautifully extended period cottage nestled in the heart of this ever-desirable village with a rare blend of charm, modern comfort and flexibility. Offered to the market with no upward chain.

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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 Leicestershire 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 amenities, 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, turning 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 cloakroom, 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 bedroom 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 vaulted canopy ceiling, dual-aspect windows with lovely village views, and a spacious full en suite bathroom complete with bath, oversized shower enclosure, vanity unit, WC, and bidet. A separate family bathroom serves the remaining bedrooms.

A Private Haven in the Village Heart

Outside, the landscaped 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 secluded 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 modernity 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 Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G

Useful Websites: www.gov.uk/government/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 clarification, 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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Ground Floor



Floor 1

Approximate total area⁽¹⁾

3001.74 ft²

278.87 m²

Reduced headroom

68.24 ft²

6.34 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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