

Lower Church Street

Ashby-de-la-Zouch, LE65 1AB

John German





Lower Church Street

Ashby-de-la-Zouch, LE65 1AB

£490,000

An elegant Grade II listed Georgian townhouse in the heart of Ashby, blending period charm with contemporary style. Boasting stylish interiors, a walled garden, and secure gated parking, this exquisite home offers luxurious living just steps from the town's vibrant amenities. NO UPWARD CHAIN.

John German 

Set in the very heart of Ashby-de-la-Zouch town centre, this handsome and distinctive period residence enjoys an enviable position just moments from the town's vibrant array of restaurants, cafés, boutique shops, and amenities. A short stroll from the front door leads to Ashby Tennis Club, the popular Hood Park Leisure Centre, and a host of recreational and cultural offerings - making it perfectly placed for those seeking the best of town centre living. For those commuting to London, trains are available from Tamworth to Euston from approx. 1 hour and 12 minutes. East Midlands Airport is approx. 20 minutes away and Birmingham approx. 40 minutes. Other popular destinations to mention are Champneys Springs Spa, approx. 8 minute drive and Hicks Lodge mountain bike trails, approx. 10 minute cycle. For schooling, Ashby Ivanhoe is approx. 3 minute walk, Ashby School approx. 9 minute walk, Repton School approx. 20 minute drive and Trent College has a bus collection available from Ashby.

The property has been sympathetically enhanced to retain its original Georgian charm and character while effortlessly integrating a sleek, contemporary style-offering the rare combination of heritage, sophistication, and modern comfort in a premier location. The property has 3 pin power supply and LED lighting over the parking area, secondary glazing for heat and sound insulation on all windows and Nest heating remote control throughout a phone app with schedules.

Accommodation - Behind a tall, panelled entrance door-set above a beautifully worn stone step-lies a truly elegant interior, beginning with a light-filled and versatile reception room. Enhanced by an impressive 10-foot ceiling and warm wooden flooring, this space offers ample room for a grand dining table, positioned beneath a tall sash window with traditional fitted shutters. Striking contemporary Crittall-style glazed doors create a seamless flow through the ground floor, leading to a central hallway with a turning staircase and discreet access to the cellar below, ideal for storage with electricity and lighting.

To the rear, the bespoke kitchen is a showpiece of design and functionality. It features exquisite quartz countertops, a range of integrated appliances including an instant Quooker boiler tap, fridge/freezer, wine fridge and full size dishwasher along with a breakfast peninsula ideal for casual dining. A statement panelled wall houses a tall, architectural-style radiator, while rustic slate flooring-complete with underfloor heating-adds both charm and comfort. Another Crittall-style door opens directly onto the beautifully landscaped, enclosed walled garden.

The first-floor landing leads to a stunning formal drawing room, enjoying an elevated outlook over the town. A characterful fireplace with cast iron grate, deep lush carpeting, and a front-facing sash window create a sophisticated yet inviting ambience. Adjacent lies a guest bedroom overlooking the garden, currently used as a dressing room, along with a beautifully appointed contemporary shower room featuring a large walk-in shower with statement tiling, rainfall head, wall-mounted vanity unit, WC, and designer radiator.

A cleverly designed laundry room on this floor offers fitted storage, plumbing for a washing machine, and houses the wall-mounted gas-fired central heating boiler.

Ascending to the second floor, a naturally lit landing with a skylight window reveals a tranquil space perfect for a study or reading area. The principal bedroom is a generous and peaceful retreat, with wooden flooring and far-reaching views across Ashby's rooftops, taking in landmarks such as Our Lady of Lourdes Church and the historic water tower on Kilwardby Street. A charming bedroom two features a revealed timber beam and characterful sloping ceiling.

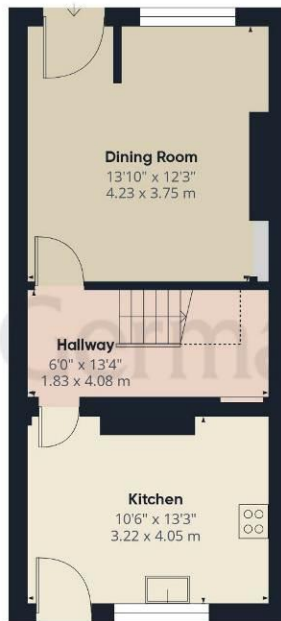
Outside - To the rear, the delightful walled garden offers a perfect balance of style and low maintenance. With two elegant patio areas, feature artificial lawn, and mature planting, it forms a serene outdoor sanctuary. Gated side access leads to a shared driveway and onward to two generous off-road parking spaces, privately accessed via remote-controlled double electric gates.

Our clients have advised the following is available for sale by separate negotiation - All furniture, blinds/curtains/shutters, washing machine, dryer, garden furniture, garden shed/water hose, garden heat lamp, ceiling/wall light fittings & shades, rugs, cushions, throws, lamps, ornaments, mirrors, plants, paintings/pictures, pots, pans, utensils, kitchen bin, toaster, coffee machine, crockery, glassware, cutlery, living room tv, dining room tv, living room soundbar, master bedroom tv, antique fire guard and antique fire floor surround, and pressure washer.

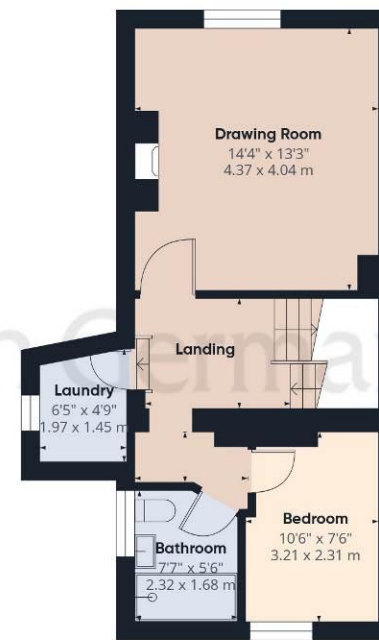
Note: Residents have the facility of applying for two resident parking passes for the designated on street parking. The property is Grade II listed.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1140 ft²

106 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Secure gated

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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16062025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes - These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees - 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.

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.

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 per referral.

John German

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

01530 412824

ashbysales@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

