

Main Street

Blackfordby, Swadlincote, DE11 8AD



A charming and well-positioned character cottage in the heart of Blackfordby, directly opposite the village church.

Offered with no upward chain, this delightful home combines period charm with modern touches, featuring a beamed sitting room, stylish breakfast kitchen, generous bedroom, and private mature garden. Ready to move into yet offering scope for further personalisation, this is an ideal opportunity for a first-time buyer, downsizer, or buy-to-let investor seeking a peaceful village setting surrounded by countryside walks.

£145,000

John German

Blackfordby is a charming and picturesque village located on the northwestern edge of Leicestershire, just two miles from Ashby-de-la-Zouch and within easy reach of Swadlincote. Nestled on the edge of the National Forest, the village offers scenic countryside views, excellent walking trails, and a peaceful rural atmosphere. Steeped in history, Blackfordby is home to St. Margaret of Antioch Church, a notable local landmark, Blackfordby St Margarets C of E Primary School and the popular Black Lion Pub . The village has a strong community spirit, with the Blackfordby Village Hall hosting regular events and an annual Open Gardens festival attracting visitors from across the region. For outdoor enthusiasts, the area provides access to National Forest walking and cycling routes, while the nearby market town of Ashby-de-la-Zouch offers a variety of shops, restaurants, and amenities. With its quaint charm, excellent transport links, and sense of community, Blackfordby is an ideal location for those seeking a blend of village life and modern convenience.

This pretty character cottage sits in the heart of Blackfordby, directly opposite the village church, and is offered for sale with no upward chain. Enjoying a slightly elevated position and surrounded by beautiful countryside walks, the property is ready to move into yet offers plenty of scope for further updating and personalisation. It would make an ideal first home, downsizer's retreat, or buy-to-let investment.

A wrought iron railing encloses the frontage, with a block-paved courtyard leading to the entrance door. Inside, the welcoming sitting room features traditional flagstone flooring, exposed ceiling beams, a feature fireplace recess, and a staircase rising to the first floor. A double radiator adds warmth, creating a cosy living space.

The sitting room leads through to a modern fitted breakfast kitchen, fitted with a range of base and wall units, roll-top work surfaces, and a composite sink with mixer tap. Integrated appliances include an induction hob with extractor above, electric oven, and dishwasher, with space provided for a fridge-freezer. The flagstone flooring continues here, complemented by a rear-facing UPVC double-glazed window and matching door opening to the garden.

Upstairs, the first-floor landing has a UPVC double-glazed window to the rear and gives access to the main rooms via cottage-style pine doors. The principal bedroom spans the full width of the cottage and is a generous space, featuring a radiator and two front-facing windows enjoying views towards mature trees and the Parish Church of St Margaret of Antioch. The family bathroom has been updated with a white modern suite comprising a panelled bath with mains shower over, wash basin, and WC, with full-height tiling around the bath area, a radiator, and a built-in storage cupboard.

Outside, the private surprisingly sized rear garden is mainly laid to lawn with mature planting providing excellent privacy. There is also an old gardener's WC/store ready for restoration, adding to the property's character and practicality. You enjoy right of way across the neighbouring cottages yards to the front elevation for bins etc.

Agents notes: As is common with old cottages, the property has the right of way on foot and with a wheelbarrow over a shared passageway and yard serving Nos. 21 and 23 Main Street, providing access to Main Street. (no one passes through your garden). The Title Register states; The owner must contribute a fair share of maintenance costs for the passageway, yard, steps, and garden path. All shared features (such as eaves, spouts, rainwater pipes, cisterns, drains, and passages) used in common with Nos. 21 and 23 Main Street must be maintained jointly at a fair and proportional cost. We would advise you seek legal advice from your legal representative.

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: Standard. **Parking:** On road

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

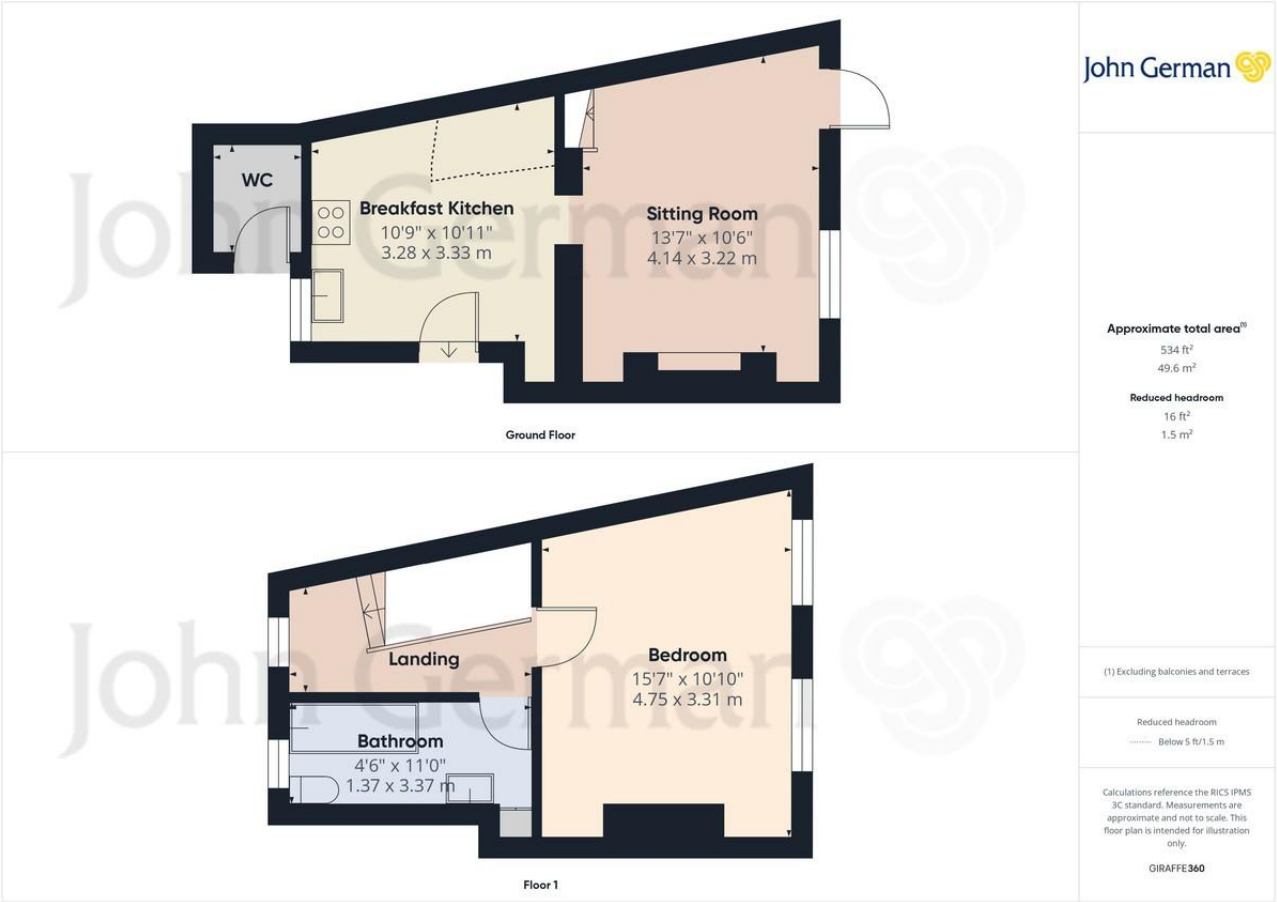
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30102025

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AWAITING EPC MEDIA



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Agents' Notes

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