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**“A View, Location and  
Interior to Impress!”**



Ruby Cottage,  
South Close,  
Arnesby  
LE8 5WH



## **“A View, Location and Interior to Impress!”**

Set in the picturesque village of Arnesby, this delightful three bedroom, extended, period property offers a rare opportunity with its scenic position, boasting far-reaching countryside views, an extensive driveway, and impressive accommodation finished to a high standard after being modernised and beautifully extended, whilst retaining a wealth of period charm!





## Property Highlights

With its idyllic location, this property is nestled down a country lane offering a hidden gem in the heart of Arnesby with access to countryside walks on its door step, the local amenities including a restaurant, school and church. The property presents the opportunity to reach all local amenities and transport links, being within close driving distance of Leicester and Market Harborough, both with fantastic train stations providing commuter links into London.

The expansive entrance hall is accessed via double front doors and boasts stunning tiled stone flooring, complemented by underfloor heating and a wealth of charm with timber ceiling beams. Once a traditional kitchen, this space has been thoughtfully converted into a generous hallway, retaining its original charm with an original cooker recess framed with a timber beam. The seamless blend of historical features and modern upgrades creates a welcoming feel with stairs rising to the first floor, access to the under stairs storage cupboard and shower room.

Ground floor shower room with continued tiled flooring, tiled walls and a three piece suite to include a corner shower enclosure, a low level WC and a pedestal wash hand basin.



## Property Highlights

Extended kitchen/breakfast room boasting a truly impressive space with a delightful south facing aspect and 180 degree countryside views to the rear and side elevation. This fantastic space has been finished to an exceptionally high standard with stone tiled flooring laid in a modular pattern and benefiting from under floor heating, a host of LED spotlights and French doors lead out to the paved patio area. The high quality kitchen comprises a range of shaker style eye and base level units with under-counter lighting, a square edge worktop, tiled splashbacks and a ceramic one and a half bowl sink with draining board. There is a freestanding Rangemaster cooker, space for an American style fridge/freezer, dishwasher, washing machine and tumble dryer. The kitchen boasts a central island with an integrated fridge, freezer and breakfast bar.

Formal dining room, tastefully designed leading off from the kitchen with continued tiled flooring featuring under floor heating, a feature exposed brick fireplace, French doors leading out and original ceiling beams.

Beautifully appointed living room benefitting from a rear extension with tiled flooring and under floor heating, high ceilings with original timber beams and an exposed brick chimney breast with a gas fired log burner. The well-presented space is in immaculate decorative order and features wide French doors out on on to the patio area with views of the garden and countryside beyond.



## Property Highlights

Three double bedrooms, the third bedroom boasting a feature fireplace and a Juliet balcony with views of the countryside fields beyond.

The impressive main bedroom is situated to the rear elevation with a total of five windows, open views and attractive raked ceilings with LED ceiling spotlights. The main bedroom flow into the en suite shower room with tiled flooring, a chrome heated towel rail and a two-piece suite to include a fully tiled and double width shower and a pedestal wash hand basin.

Family bathroom comprising a chrome heated towel rail, access to the airing cupboard and a three-piece suite to include a panel-enclosed bath with handheld shower over; a low-level WC and a pedestal wash hand basin.





## Outside

Neatly tucked away down a country lane, this charming period property offers the perfect spot with undulating countryside views to the side and rear elevation, occupying a breathtaking setting on a generous plot. Benefiting from a two-storey rear extension, the property has been thoughtfully extended showcasing the original period red brick and a beautiful, reclaimed brick extension.

Externally, the property enjoys the rolling countryside views, a gravelled driveway providing off road parking for five to six cars and wide steps rise to the double front door. The garden features a variety of sections enclosed by a low-level brick wall benefiting from a generous Indian sandstone patio area perfect for seating and entertaining, and edged with planted borders. The rear garden extends further with a main lawn, a host of mature shrubbery and trees and a high degree of privacy with its peaceful surroundings. To the rear of the garden is a cabin/shed fully equipped with power, lighting and insulation. This excellent use of space is divided into two sections, one boasting a generous well-presented store area which could be converted into a home office if desired, and the other a smaller store section ideal for garden storage.

## Measurements

### Living Room

6.27m x 3.91m (20'7" x 12'10")

### Kitchen/Breakfast Room

5.59m x 4.29m (18'4" x 14'1")

### Dining Room

4.24m x 2.9m (13'11" x 9'6")

### WC/Shower Room

1.88m x 1.85m (6'2" x 6'1")

### Main Bedroom

5.59m x 4.32m (18'4" x 14'2") max

### En Suite

2.69m x 1.5m (8'10" x 4'11")

### Bedroom Two

4.22m x 3.45m (13'10" x 11'4")

### Bedroom Three

4.42m x 2.92m (14'6" x 9'7")

### Landing/Office Space

4.42m x 3.66m (14'6" x 12'0")

### Bathroom

2.87m x 1.96m (9'5" x 6'5")

### Balcony

3m x 1.75m (9'10" x 5'9")

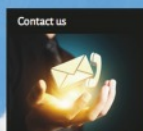
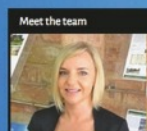


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