

Tamworth Road  
Ashby-de-la-Zouch, LE65 2PR

John German





# Tamworth Road

Ashby-de-la-Zouch, LE65 2PR

£625,000

Striking three-storey Edwardian family home blending timeless period character with modern living. Five double bedrooms, two bathrooms, open-plan kitchen with garden room and bi-fold doors, elegant reception rooms, and beautifully landscaped gardens designed for entertaining and family life.

There is something deeply reassuring about an Edwardian house. Built in an age when craftsmanship mattered and proportions were generous, they possess a quiet confidence that modern homes often struggle to replicate. This fine three-storey example is no exception. Lovingly restored and thoughtfully updated by its current owners, it is now a wonderfully warm and characterful family home where original heritage features sit comfortably alongside carefully considered contemporary interventions.

Approaching the house, the first clue to its pedigree lies beneath your feet. A charming canopy porch shelters an original Minton tiled floor - the sort of detail that immediately tells you this house has a story to tell. Decorative half-height tiling frames the entrance, guiding you towards a handsome front door that opens into a reception hall that feels both grand and welcoming.

Inside, the Minton tiles continue underfoot, their geometric patterns glowing softly in the natural light. The hallway is tall, elegant and calm, with a staircase rising gently upwards. Beneath it, a discreet door leads down to a surprisingly practical cellar - lit by two front-facing windows and complete with power.

To the right sits a sitting room that feels every bit the classic drawing room. High ceilings, delicate cornicing, a ceiling rose and picture rails all frame the space beautifully. At its centre, a grand open fireplace with marble surround and cast iron insert provides the natural focal point. But it's the broad walk-in bay window that truly captures the imagination, overlooking the front garden where a mature magnolia tree puts on a spectacular display when in bloom.

Across the hall, the dining room offers another wonderfully atmospheric space. Once again, the proportions are generous and the details rich - ornate coving, an elegant ceiling rose and a second original open fireplace complete with decorative tiled cheeks. French doors open onto a side courtyard, hinting at the garden spaces that lie beyond.

But it is at the rear of the house where past and present meet most convincingly.

Through a panelled doorway the home opens up into a large, flowing living kitchen - the kind of space modern family life demands but rarely finds in a house of this vintage. The room naturally settles into zones: space for a large family dining table, an informal seating area, and views out through sash windows towards the side garden. Beautifully designed by Kingswood Kitchens, the cabinetry follows a classic shaker style - timeless, understated and wonderfully practical. Quartz worktops sweep along two walls, incorporating a suite of integrated appliances including induction hob, double ovens with warming drawer, dishwasher and wine chiller. There's a clever hidden pantry too - softly illuminated with automatic lighting - a small luxury that feels entirely appropriate here.

Leading from the kitchen is a practical utility room with matching cabinetry, a second sink, and space and plumbing for a washing machine and tumble dryer. A useful guest WC with corner wash basin sits alongside, and the room benefits from a sloped vaulted ceiling with inset skylight.

Then, just when you think the space couldn't get any better, the house opens once again.

At the rear, a cleverly designed extension creates a snug/garden room where the architecture becomes lighter and more relaxed. A partially vaulted ceiling lifts the space while wide bi-fold doors dissolve the boundary between house and garden. In summer they slide away entirely, allowing the outside world to spill into the house - sunlight, fresh air and the quiet rhythm of the garden beyond.

Upstairs, the bedrooms retain the same sense of calm elegance.

The principal bedroom is a beautifully serene retreat, flooded with morning light through two front-facing windows fitted with plantation shutters. An original cast iron fireplace, high ceilings and soft architectural detailing remind you once again

of the home's Edwardian roots. An archway leads through to a walk-in dressing room - a quietly luxurious addition that makes everyday living just a little easier. Two further double bedrooms occupy this floor, both generous and characterful, each retaining period fireplaces and views over the gardens.

The family bathroom has been completely reimagined - a careful blend of modern luxury and gentle period reference. A freestanding bath with traditional telephone mixer tap sits beside a large glazed walk-in shower with rainfall head. Metro tiling wraps the walls while patterned floor tiles ground the space beautifully. And, in a moment of playful nostalgia, the original servant's bell now sits beside the bath - perfect, perhaps, for summoning another glass of wine.

The top floor continues the story.

Here, beneath gently sloping ceilings, two further double bedrooms sit within the roofline, their dormer windows bringing in light and framing views of the sky above. Both retain their original fireplaces, adding warmth and character to these surprisingly generous spaces. A modern shower room serves this floor, providing a practical and private retreat ideal for guests or growing families.

#### Outside

Accessed from the large stone chipped driveway, a charming side courtyard garden paved in original blue brick leads towards the garden through a brick archway - a small architectural flourish that offers a teasing glimpse of the greenery beyond before revealing the garden in full. Carefully landscaped and thoughtfully arranged, it unfolds in a series of spaces designed for both family life and entertaining. Immediately outside the garden room lies a composite deck - the perfect spot for morning coffee or evening drinks. Steps lead up to a circular lawn framed by planted borders before the garden stretches further to a second seating area laid with decorative plum slate. Beyond this, another sweep of lawn leads to a raised porcelain-tiled terrace - cleverly positioned to capture the afternoon sun.

The result is a house that feels both timeless and alive - a Edwardian home whose heritage has been carefully preserved while quietly adapting to the rhythms of modern family life.

**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:** Driveway **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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09032026

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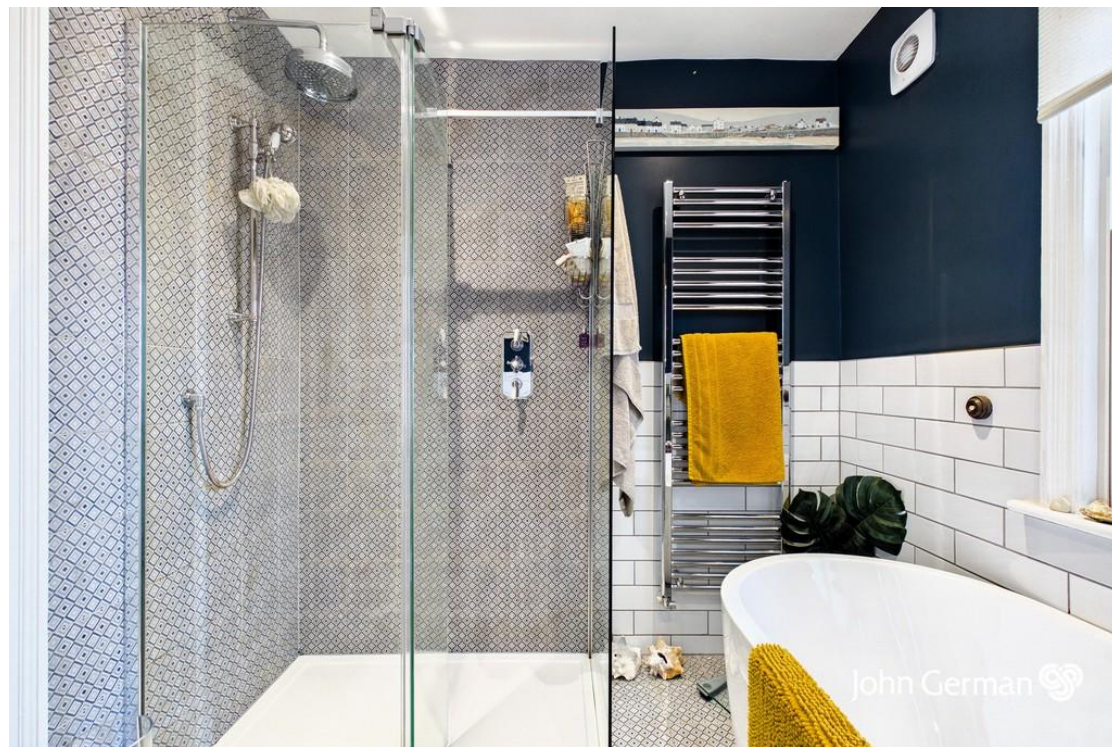
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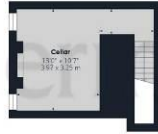


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Floor -1



Ground Floor

**Approximate total area<sup>(1)</sup>**

1984 ft<sup>2</sup>  
184.3 m<sup>2</sup>

**Reduced headroom**

55 ft<sup>2</sup>  
5.2 m<sup>2</sup>



Floor 1



Floor 2

(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.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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