Orchard Field House 16 St. Helens Lane, Appleby Magna, Derbyshire, DE12 7DE

Guide Price £425,000

Constructed in 2017, 16 St Helens Lane is a modern four-bedroom detached family home arranged over three storeys, offering approximately 1,406 sq ft of thoughtfully designed accommodation. The ground floor provides an open-plan kitchen/diner to the front, a reception hallway with guest cloakroom/WC, and a spacious full-width living room across the rear. The first floor hosts three good-sized bedrooms served by a contemporary family bathroom, while the entire top floor is dedicated to an expansive principal bedroom suite complete with its own en-suite shower room. Outside, the property benefits from off-road driveway parking to the side leading to a detached garage. The rear garden is fully enclosed by wall and timber fencing, featuring a lawn, paved patio area, and an outdoor louvered pergola canopy structure. Located in Appleby Magna, the property enjoys a quiet village setting with quick access to regional transport corridors.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.
PARTNERSHIP N0. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
Orchard Field House, is situated within the heart of the highly regarded village of Appleby Magna, a particularly attractive and well-served Leicestershire village. The village is known for its strong sense of community and offers a range of local amenities including a village shop, public house, primary school and parish church, together with a network of surrounding countryside walks. The highly regarded Sir John Moore Foundation School, rated 'Outstanding' by Ofsted, is located within the village, with a number of well-regarded independent schools available in the wider area including Twycross House, Dixie Grammar School and Repton School. Appleby Magna is also well placed for access to the M42, providing excellent links to Birmingham, Derby, Leicester and beyond. More comprehensive facilities can be found in nearby Ashby-de-la-Zouch, whilst the village of Measham, approximately 2 miles distant, offers further everyday amenities including a medical centre, leisure facilities and convenience stores.

Travel Distances
Ashby-de-la-Zouch – approximately 4 miles
Measham – approximately 2 miles
Tamworth – approximately 9 miles
Leicester – approximately 20 miles
M42 (Junction 11) – approximately 2 miles
East Midlands Airport – approximately 12 miles
Birmingham Airport – approximately 22 miles

ACCOMMODATION DETAILS- GROUND FLOOR
A composite front door opens into the entrance hallway, featuring stairs leading to the first floor and a guest cloakroom/WC. To the front, the fitted kitchen/diner offers wall and base units, integrated cooking appliances, and space for casual dining. Spanning the width of the rear is the living room , providing a clear living area with window and access directly to the garden.

FIRST FLOOR
The first floor landing provides access to three bedrooms and the family bathroom. Bedroom two sits to the rear, alongside bedroom four. Bedroom three is located to the front elevation. These rooms are served by the family bathroom fitted with a three-piece suite including bath with shower over, wash hand basin, and WC.

SECOND FLOOR
The top floor comprises the principal bedroom suite, featuring dormer and Velux-style windows, eaves storage access, and a dedicated en-suite shower room fitted with a shower enclosure, wash hand basin, and WC.

OUTSIDE
To the front and side, a tarmacadam driveway provides off-road parking leading to the detached single garage. Side gate access leads to the enclosed rear garden, which features a paved patio, a fitted pergola canopy, a lawned area, and brick boundary walls.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority
North West Leicestershire District Council - Tel:01530-454545

Council Tax
Band - D

Agents Note
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession
The property is freehold with vacant possession being given on completion.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

Floorplan
Howkins & Harrison prepare these plans for reference only. They are not to scale.

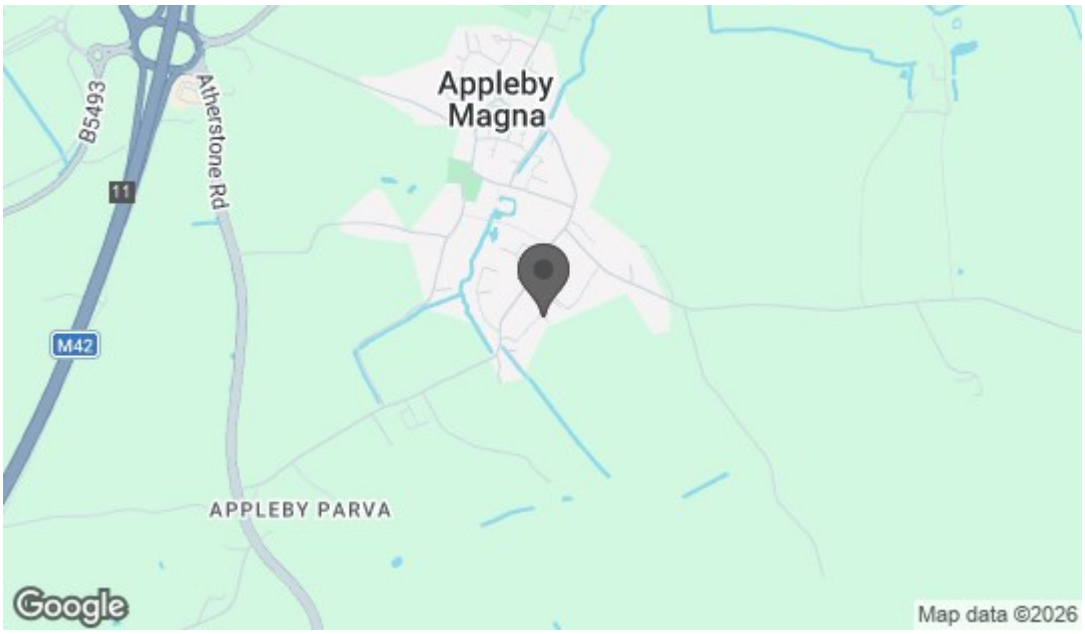
Additional Services
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

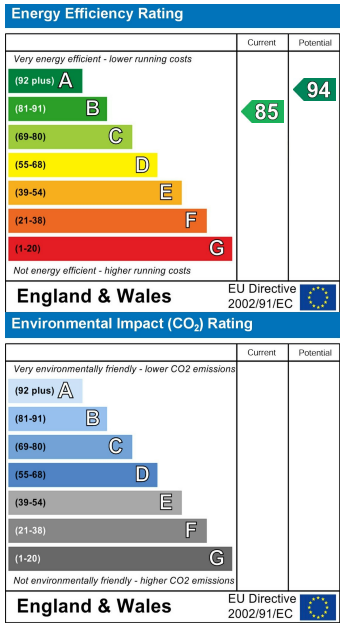
Important Information
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Anti-Money Laundering Regulations
To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

Appleby
Magna
B5493
Atherstone Rd
M42
APPLEBY PARVA
Google
Map data ©2026

Total area: approx. 130.7 sq. metres (1406.4 sq. feet)





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