



Cherry Orchard, 1 Hollow Road, Breedon-On-The-Hill, Derby, DE73 8AU

HOWKINS &
HARRISON

Cherry Orchard, 1 Hollow Road
Breedon-On-The-Hill,
Derby, DE73 8AU

Guide Price: £800,000

Occupying a generous 0.43 acre corner plot, offering 2300 sqft of well-planned living space, this impressive detached family home is situated within the highly regarded village of Breedon on the Hill.

The property has been thoughtfully arranged to provide both versatility and comfort, in brief comprising:- a welcoming hallway with storage and WC, generous sitting room, a separate snug and a superb open-plan kitchen, dining/living area with bi-fold doors to the rear, a delightful 19ft conservatory opening directly onto the rear garden and to complete a utility room and separate study. On the first floor, the principal bedroom has a dressing area and en-suite shower room. Bedroom two also enjoys a private en-suite, while bedrooms three and four are served by a contemporary family bathroom.

Externally, the property provides ample off-road parking to the front and beautifully landscaped rear gardens and a detached garden room/studio ideal for home working or hobbies. Beyond the garden, is a small paddock, ideal for those with equestrian interests or a desire for additional outdoor space.



Location

Breedon on the Hill is a picturesque village set within the Derbyshire borders, lying just five miles north-east of Ashby-de-la-Zouch with convenient access to the M42, only three miles from East Midlands Airport and five miles from the M1 motorway. The parish includes the hamlets of Wilson and Tonge and is well known for its distinctive limestone hill. At the summit stands the historic Priory Church of St Mary and St Hardulph, surrounded by the remains of an Iron Age hill fort. The village offers two public houses, The Holly Bush and The Three Horseshoes, together with a village store and post office. Schooling is provided by Breedon St Hardulph's Church of England Primary School, and residents also enjoy the nearby Breedon Priory Golf and Health Club with its excellent leisure facilities.

Distances:

Ashby-de-la-Zouch – 5 miles

East Midlands Airport – 3 miles

M1 Motorway – 5 miles

Derby – 11 miles

Leicester – 17 miles

Birmingham – 33 miles



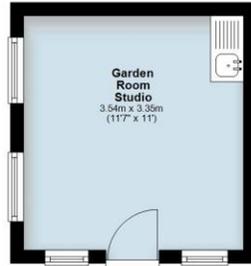
Accommodation Details - Ground Floor

Entering through the front door, you step into a generous reception hallway with storage and a feature fireplace. A sweeping staircase rises to the first floor, with doors leading into the main living areas. To the left is the snug, with a front-facing window and fireplace, creating a warm and inviting space. To the right, the sitting room has a fireplace and double doors opening to the rear garden, filling the room with natural light. The kitchen lies at the heart of the home, fitted with a central island and linking through to the dining / kitchen living area, which features wide garden doors to the rear terrace. From the hallway, the conservatory / dining room is accessed, a bright room with windows on three sides and French doors leading out to the garden. A study sits to the rear with garden views, alongside a utility room with its own external door, and a guest WC completes the ground floor.

First Floor

On the first floor, the landing leads to four bedrooms. The principal bedroom has a dressing area, en-suite bathroom, and a rear-facing window overlooking the garden. Bedroom two also enjoys an en-suite, with a window to the front. Bedrooms three and four have rear aspects and are served by the family bathroom, which has both bath and separate shower.

Ground Floor
Approx. 130.0 sq. metres (1399.1 sq. feet)



First Floor
Approx. 84.5 sq. metres (909.9 sq. feet)



Total area: approx. 214.5 sq. metres (2309.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using Planity.



Outside

The property occupies a highly sought-after corner plot, with ample off-road parking to the front and a side gate providing access to an enclosed courtyard. To the rear, the garden opens up with a large lawn area, perfect for outdoor family activities or simply enjoying the expansive green space. The tiered patio area offers a fantastic space for outdoor entertaining, with ample room for seating and dining. Beyond the garden, is a small paddock, the total plot extends to 0.43 acres.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

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

Features

- Stunning detached character property
- Large garden plot with paddock and outhouse
- Two large reception rooms
- Large open plan dining/kitchen
- Spacious utility and downstairs study
- Delightful kitchen open plan to dining/living
- Welcoming hallway leading to stunning conservatory
- Four large double bedrooms
- Family bathroom, two en-suites and downstairs WC
- Sought after village location
- Total plot extends to 0.43 acres





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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

None of the services have been teste. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax – Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		



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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.



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