



The Old Bakery, Church Street, Worthington, Leicestershire, LE65 1RE

HOWKINS &
HARRISON

The Old Bakery,
Church Street, Worthington,
Leicestershire, LE65 1RE

Asking Price: £675,000

Occupying a superb edge-of-village setting with open countryside to the side. The Old Bakery is a beautifully maintained characterful detached home with exceptional gardens and a wonderfully private feel.

The property offers spacious and well-balanced accommodation extending to almost 2000 sqft. including a generous living room, dining/entrance room, fitted kitchen with adjoining utility, separate office and four well-proportioned bedrooms, one with an en-suite and finally a family bathroom. Externally, the gardens are a real standout feature, carefully landscaped and beautifully established, they combine formal planting, stone pathways and seating terraces with a rural backdrop. The detached double garage and substantial driveway provide excellent parking.

Having been in the same ownership since 1997, the property has a settled and carefully maintained feel throughout, reflecting a home that has clearly been cherished and thoughtfully improved over many years.



Location

The Old Bakery is situated within the highly regarded village of Worthington, offering a desirable position within easy reach of a range of local amenities including a public house, village hall and schooling. The village enjoys a strong community feel, with more comprehensive shopping, leisure and recreational facilities available in nearby Ashby-de-la-Zouch, Loughborough and Coalville. The property is particularly well placed for commuters, with excellent road links via the A42 and M1 motorway network, together with rail services from East Midlands Parkway providing access to London, Nottingham and beyond.

Travel Distances

Ashby-de-la-Zouch – 4 miles

Loughborough – 8 miles

Leicester – 18 miles

Nottingham – 20 miles

Birmingham City Centre – 30 miles

A42 (J13) – 2 miles

M1 (J23A) – 4 miles

East Midlands Parkway Railway Station – 5 miles (services to

East Midlands Airport – 4 miles

Birmingham Airport – 30 miles



Agents Comments

Homes in positions such as this are rarely available within Worthington. Enjoying open countryside directly adjoining the property, The Old Bakery combines a peaceful village setting with excellent accessibility, including convenient links to Ashby-de-la-Zouch, the M42 and wider commuter routes.

The mature landscaped gardens are a particular feature and create a wonderful sense of privacy and seclusion, while the overall plot and outlook give the property a distinctly semi-rural feel. Having been in the same ownership for almost three decades, this is clearly a much-loved home that has been carefully maintained and thoughtfully improved over the years.

Worthington itself remains one of the area's most desirable villages, appreciated for its attractive surroundings, strong community feel and convenient access to nearby market towns and transport connections.





Accommodation Details

The accommodation begins with an enclosed porch opening into a spacious dining/entrance room, a striking first impression with high ceiling, exposed timbers and the staircase rising to the first floor. This central space gives the house a welcoming, open feel and links naturally to the principal ground floor rooms.

To one side is a generous triple aspect living room, an impressive, vaulted reception space with exposed beams and glazed doors opening out to the terrace and garden. Also accessed from the dining/entrance room is a separate office, enjoying excellent natural light and ideal for working from home.

The kitchen sits to the opposite side of the house and is fitted with a range of units, space for a breakfast table and a pleasant outlook. Beyond this is an inner hall with cloakroom WC and a particularly large utility room, providing excellent everyday practicality.

On the first floor, the landing leads to four bedrooms. Several rooms enjoy attractive countryside views and exposed timbers, with bedroom two and bedroom three both benefiting from dual aspect windows, while two of the bedrooms are further enhanced by a generous range of built-in furniture. The principal bedroom is positioned at the far end of the landing and benefits from a walk-in en-suite shower room. Completing the first floor is a well-appointed family bathroom accessed from the landing, incorporating a large built-in airing/store cupboard.



Outside

Occupying a plot extending to approximately 0.32 acres, the outside space at The Old Bakery is a particularly special feature of the property and has clearly been designed and maintained with enormous care over many years. The gardens enjoy a superb degree of privacy whilst siding directly onto open countryside, creating an enviable rural backdrop and a wonderful sense of space rarely found within a village setting. Thoughtfully landscaped, the grounds combine expansive lawned areas with beautifully stocked borders, mature trees and a variety of seating and entertaining spaces positioned to take full advantage of the surroundings. Stone paved pathways and terraces lead through the gardens, where formal planting and carefully shaped topiary create a striking yet tranquil environment.

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

- Spacious detached home approaching 2,000 sq ft
- Generous principal living room overlooking gardens
- Large dining and reception entrance space
- Separate study ideal for home working
- Four well-proportioned first floor bedrooms
- Generous driveway and detached double garage
- Beautifully landscaped mature private gardens
- Superb edge-of-village countryside position
- Total plot size 0.32 acres
- Excellent location for commuters



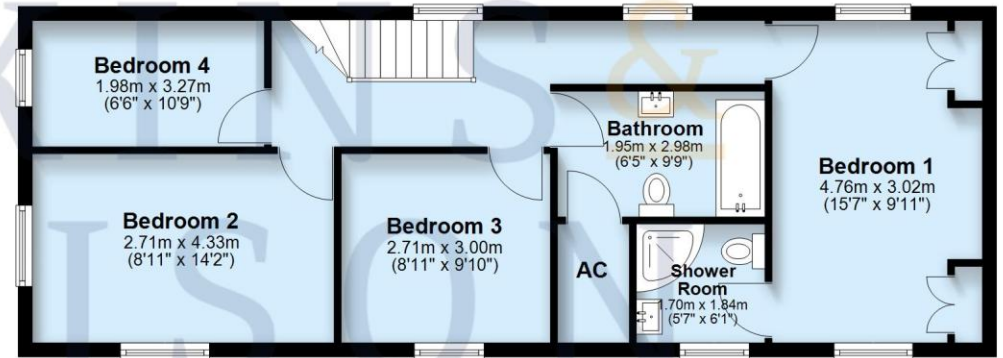
Ground Floor

Approx. 121.2 sq. metres (1305.0 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



Total area: approx. 185.3 sq. metres (1995.0 sq. feet)

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

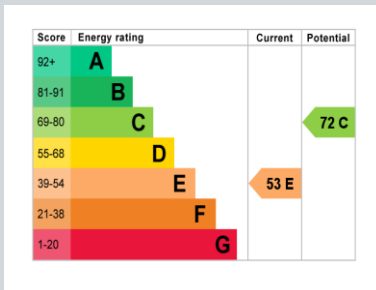
None of the services have been tested. We are advised that the property benefits from mains water, drainage, and electricity, which are connected to the property. The central heating is oil fired and broadband is available.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F



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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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