

Willow Cottage, 21 Church Street, Appleby Magna, Derbyshire, DE12 7BB

HOWKINS & HARRISON

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Guide Price: £550,000

A charming and deceptively spacious 18th-century three-bedroom cottage occupying a prominent position in the heart of Appleby Magna. Offering 1,498 sq ft of beautifully balanced accommodation where original character sits effortlessly alongside stylish contemporary finishes. Rich in warmth and individuality, the property provides a superb sense of space with three versatile reception areas, a substantial kitchen, utility and ground floor bathroom, complemented on the first floor by three well-proportioned bedrooms and a family bathroom. Outside, a particularly long and established rear garden creates a wonderfully private setting for entertaining, relaxing and family life, completing what is a distinctive and highly appealing village home.

Features

- Well presented with a mix of modern & character features
- Three versatile ground floor reception areas
- Spacious kitchen with separate utility
- Three bedrooms & two bathrooms
- Particularly long-established rear garden
- Heart of sought-after Appleby Magna







Location

Willow Cottage is situated within the heart of the highly regarded village of Appleby Magna, a particularly attractive and well-served Leicestershire village known for its strong sense of community. The village offers an excellent range of local amenities including a butcher's, café, florist, hairdressers, veterinary practice, public house, parish church and village hall, together with a recreation ground with children's play area, a dedicated dog park and a network of surrounding countryside walks. The well-regarded Sir John Moore Foundation School, currently rated 'Good' by Ofsted, is located within the village, with a number of respected 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.

Ashby-de-la-Zouch – approximately 4 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

The property opens into the principal ground floor accommodation, with two separate reception rooms positioned to the front. The living room is a comfortable and characterful space with exposed ceiling beams, a fireplace housing a log burner and access to useful under-stairs storage, while the second reception room offers excellent flexibility as a sitting room, study or snug.

Beyond this, the accommodation opens into a generous dining area, where exposed beams and brick detailing add further character and create a natural link between the older part of the cottage and the more contemporary rear extension. The kitchen is a real focal point of the home, providing a substantial and stylish space with a wide range of fitted units, extensive work surfaces, integrated appliances and a large central island. A glazed roof section and wide sliding doors bring in excellent natural light and open directly onto the rear garden.

Adjoining the kitchen is a practical utility and boot room, providing useful storage and access to the rear. A good-sized ground floor bathroom, fitted with a wash basin, WC and large shower, completes the accommodation on this level.

First Floor

Upstairs the property is arranged around a central landing with exposed timber doors and rooflights leading to three well-proportioned bedrooms together with the family bathroom. Bedroom one is a generous double room positioned to the front, benefiting from built-in wardrobes and a wash hand basin. Bedroom two is another comfortable double, with a door providing access to useful eaves storage. Bedroom three sits to the rear and offers excellent flexibility as a guest room, child's bedroom or home office. Completing the first floor is a contemporary family bathroom, fitted with a bath, wash hand basin and WC, complemented by modern tiling and a heated towel rail.











Outside

Externally, the property enjoys a particularly long and established rear garden, providing an excellent degree of privacy and a wonderfully mature setting. Immediately adjoining the house is a generous, paved terrace, ideal for outdoor dining and entertaining, with the garden beyond being predominantly laid to lawn and framed by mature trees, shrubs and well-stocked borders. A central specimen tree adds further character, while the garden extends a considerable distance to the rear, creating a real sense of space and seclusion. Positioned towards the far end is an attractive timber cabin with power and light connected, currently used as a gym and games room. This versatile space would also lend itself perfectly to use as a home office, studio or hobby room. A small wooden cabin enjoys afternoon sunshine and full view of the garden. Overall, the garden is a real feature of the property, offering generous proportions, mature surroundings and excellent flexibility for both family life and entertaining.

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.



Agents Comments

Willow Cottage is a superb example of a character village home that has been thoughtfully adapted for modern living. With three reception spaces, a striking contemporary kitchen, three generous bedrooms and a particularly impressive rear garden, the property offers far more than first impressions suggest. Add in the charm of exposed beams, brick detailing and a cosy stove, together with the flexibility of a powered garden cabin currently used as a gym and games room, and this is a home with genuine lifestyle appeal. A rare opportunity for buyers seeking character, space and versatility in the heart of village life.













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

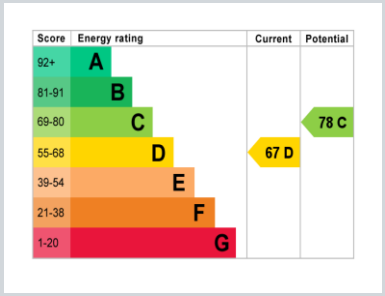
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

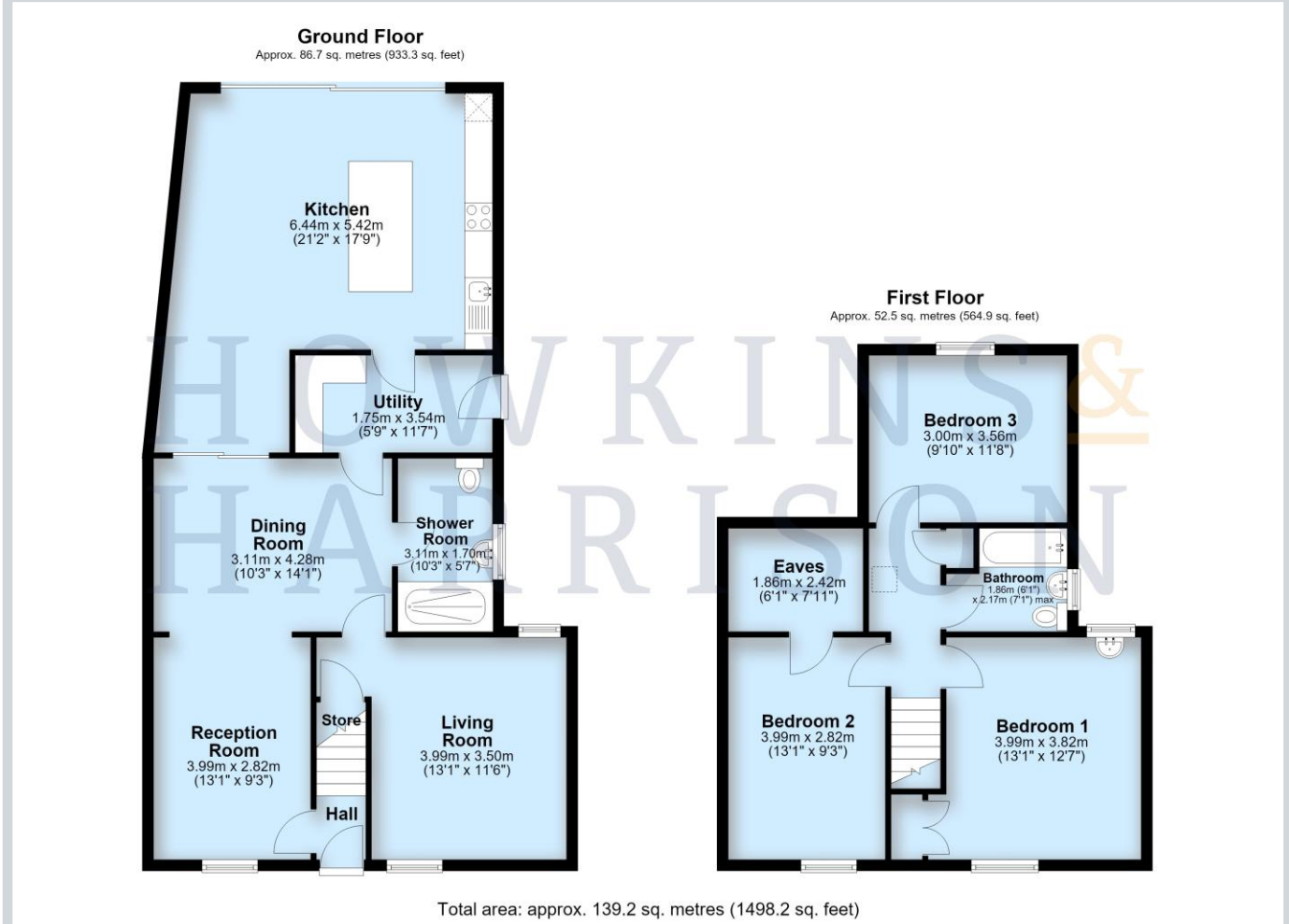
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - C





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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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