



The Green, Breedon On The Hill



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£175,000



Key Features

- Quintessential English Cottage
- Brimming with Charm and Period Features
- Exposed Beams and Framework
- Stone Façade | Central Village Location
- Snug Lounge + Burner
- Cottage Style Kitchen
- EPC rating E
- Freehold | No Upward Chain





Breedon on the Hill is a picturesque village located in the heart of Derbyshire, surrounded by rolling countryside and possessing a rich historical backdrop. The village is known for its stunning views and tranquil setting, making it an ideal location for those seeking to escape the hustle and bustle of city life. Dominating the skyline is the iconic hilltop church, St. Mary and St. Hardulph, which serves as a reminder of the area's Saxon heritage and offers panoramic vistas of the surrounding landscape.

The community in Breedon on the Hill is welcoming and active, regularly hosting a variety of events and activities that bring residents together. The local public houses provide a friendly atmosphere for social gatherings and are often the heart of village life. Living in Breedon on the Hill offers a unique blend of rural charm and a close-knit community spirit, enhancing the feeling of peace and security for its residents.

For those who appreciate the outdoors, Breedon on the Hill provides ample opportunities for walking and hiking, with scenic trails weaving through the countryside. Nearby, the Ashby de la Zouch Canal and the National Forest offer further exploration options for nature lovers. The village's location provides an excellent base for commuting to nearby towns and cities such as Derby, Leicester, Birmingham and Nottingham, making it suitable for professionals looking to balance work with country living.

Educational facilities close to Breedon on the Hill are well-regarded, with several quality primary and secondary schools within easy reach. This area is attractive for families who value their children's education and wish to benefit from the peaceful environment of village living. Moreover, excellent road links, including proximity to the M1 and A42, ensure that residents are well-connected to the rest of the UK.

ACCOMMODATION

SNUG LOUNGE 4.44m x 4m (14'7" x 13'1")

FITTED KITCHEN 2.73m x 2.65m (9'0" x 8'8")

BATHROOM 2.71m x 1.67m (8'11" x 5'6")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.54m x 4.05m (14'11" x 13'4")

OUTBUILDING STORE 1.7m x 1.17m (5'7" x 3'10")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: A

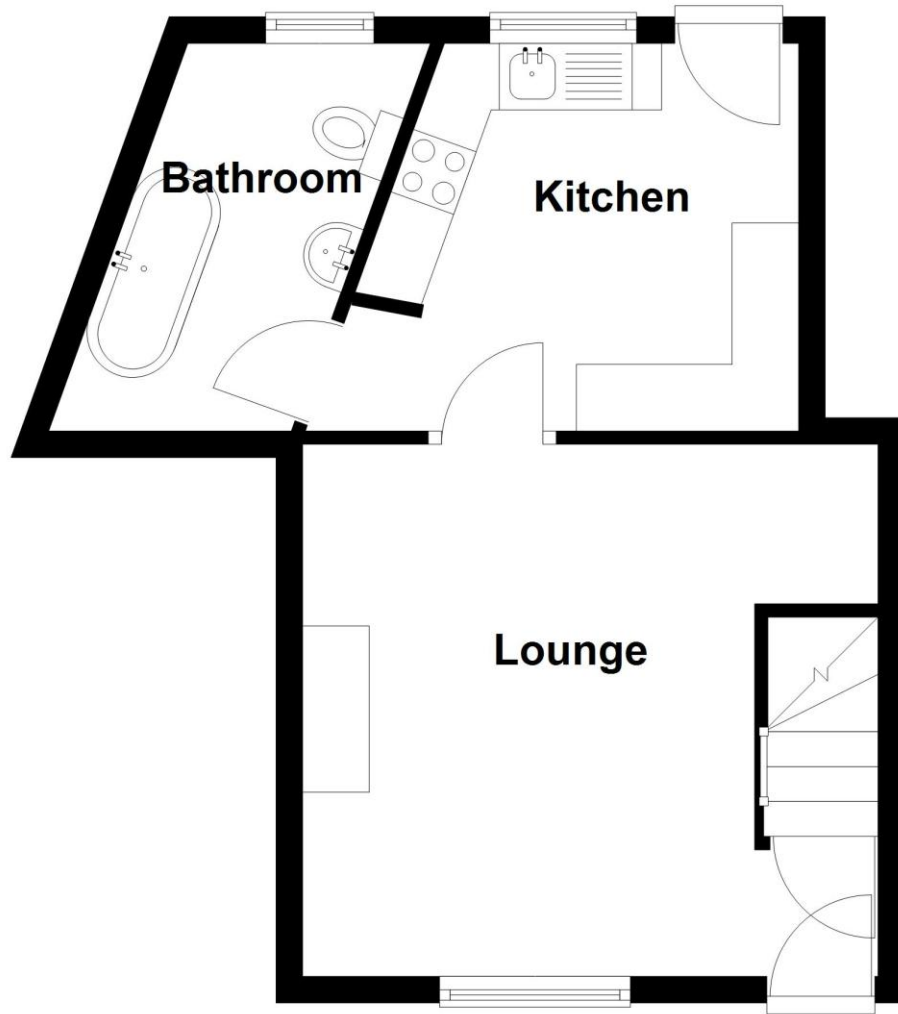
HOW TO GET THERE:-

Postcode for sat navs: DE73 8AS

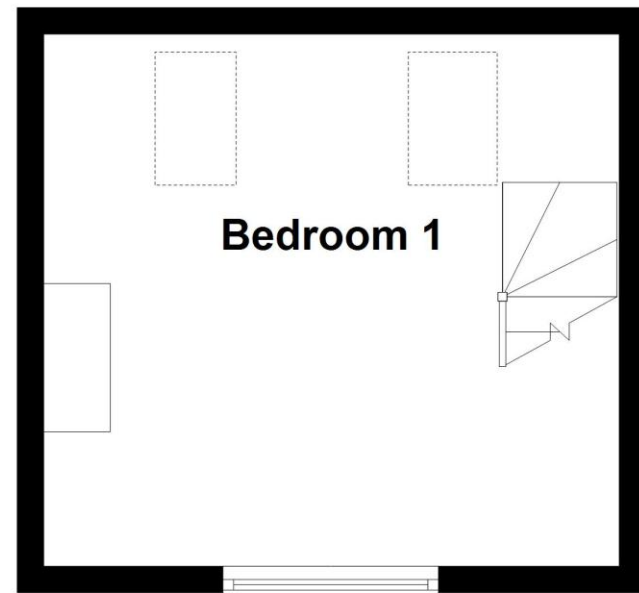
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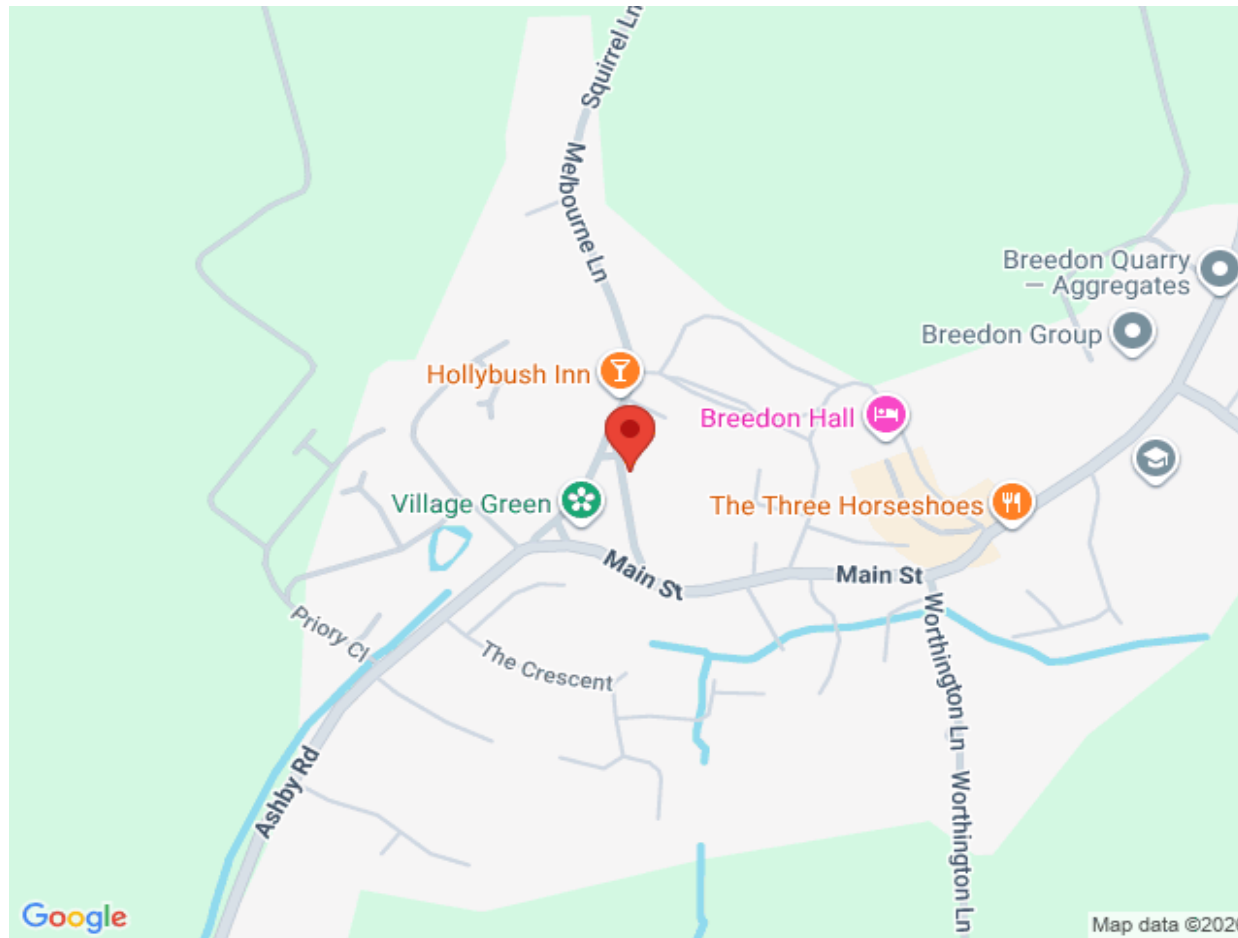
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Ground Floor



First Floor





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

