



Jolly Cottage 27 Church Street, Appleby Magna, Leicestershire, DE12 7DD Guide Price £495,000

Set within the very heart of Appleby Magna, Jolly Cottage is a deceptively spacious and beautifully presented character cottage extending to 1310 sqft, occupying a generous 0.29 acre plot. Behind its attractive façade lies a thoughtfully arranged interior, offering two generous reception rooms alongside a well-appointed kitchen which flows through to a light-filled garden room overlooking the rear grounds. To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Externally, the property is a particular feature, enjoying extensive and immaculately maintained rear gardens with a high degree of privacy. The grounds incorporate a summer house, greenhouse, established planting and a range of useful outbuildings including a garage/workshop, creating a setting ideally suited to both relaxation and practical use.

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

Telephone 01530 410930

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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 NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Jolly Cottage, 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 front entrance door opens into the dining room/entrance, an inviting and characterful space which immediately reflects the property's period appeal, with exposed ceiling beams and a striking fireplace creating an impressive first impression. From here, a door to the right leads into the living room, a beautifully presented reception room of generous scale, again rich in character and centred around a fireplace with stove. Exposed beams and a pleasant outlook to the front combine to create a warm and atmospheric living space. A door from the living room provides access to the staircase rising to the first floor. To the rear of the property, the kitchen is fitted with a range of units and work surfaces, whilst retaining the cottage feel seen throughout the house. From the kitchen, the accommodation flows naturally into the garden room, a light-filled additional reception area enjoying delightful views over the rear garden, with bi-fold doors opening out to create a seamless connection between inside and out.

FIRST FLOOR

On the first floor, the landing gives access to the bedroom accommodation. The principal bedroom is a particularly spacious double room, enjoying a pleasant outlook over the rear garden and benefitting from a comprehensive range of fitted wardrobes together with an en-suite shower room. Bedroom two is another well-proportioned double room, whilst bedroom three is also a comfortable double, offering flexibility for family, guests or home working. The family bathroom is especially well appointed, fitted with a freestanding bath, separate shower, wash hand basin and WC.

OUTSIDE

Externally, the property really does come into its own with

the extensive rear gardens, which have clearly been cared for to an incredibly high standard. Occupying a plot of approximately 0.29 acres, the grounds are beautifully arranged with sweeping areas of lawn, an impressive array of shrubs, borders and established planting, together with several carefully positioned seating areas creating a wonderful setting for relaxation or outdoor entertaining. Further features include a detached workshop, summerhouse, greenhouse, outbuildings and a pond, all of which add to the practicality and appeal of the outside space. A drive provides vehicle access to the rear of the property, where there is potential for off-road parking.

NB: There is a passageway to the right of the property, adjacent to the immediate neighbour. This belongs to the neighbouring property, although No. 27 benefits from a right of access.

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 - C

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

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

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

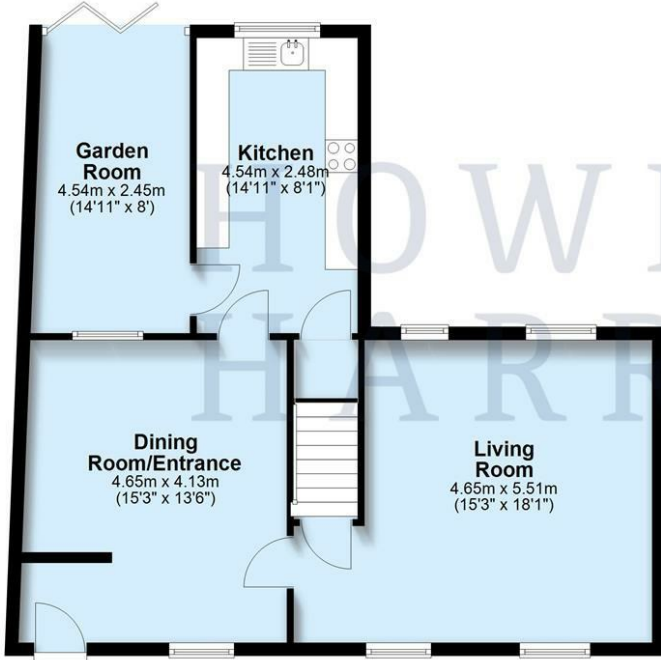
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been

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.



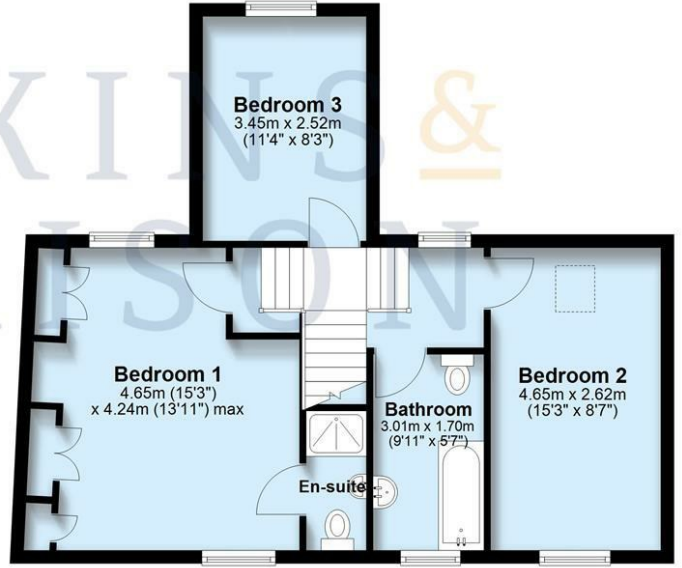
Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)

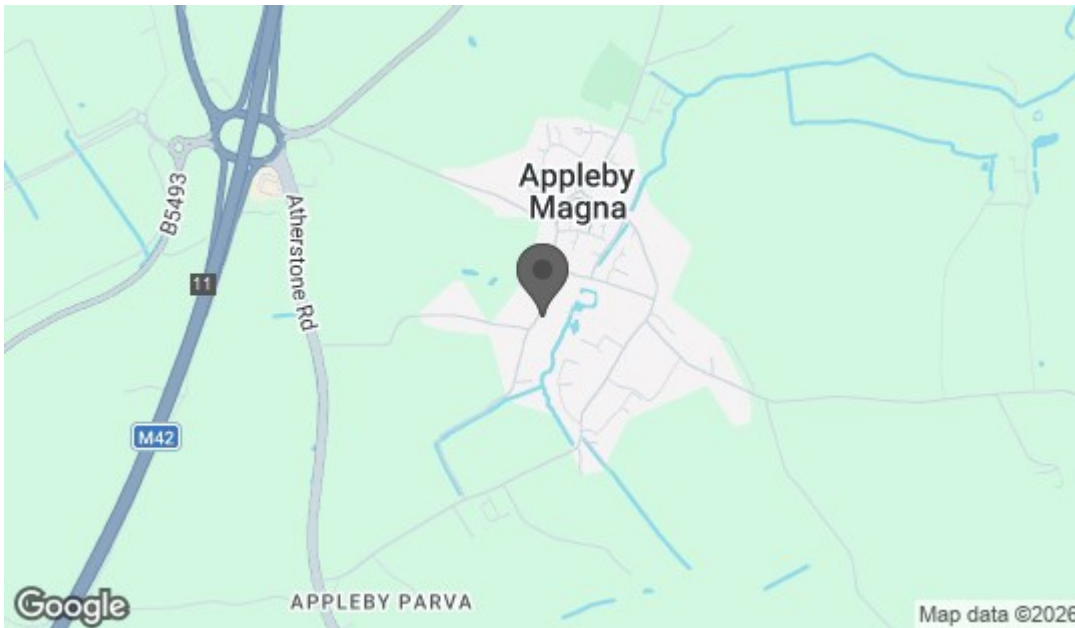


First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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