

Main Street

Breedon-on-the-Hill, Derby, DE73 8AN



A gorgeous character period cottage set in the heart of this lovely village, brimming with charm and original features throughout. The cosy sitting room is full of character, featuring a beautiful inglenook fireplace with log burner and a stunning exposed brick and stone feature wall. The cottage offers modern kitchen, leading through to a dining conservatory that provides a delightful space to enjoy views of the garden. Upstairs are two charming bedrooms and a shower room. An enchanting village home.

John German

Step inside through the entrance lobby and into a beautifully inviting sitting room, rich in character and original charm. At its heart, an enchanting inglenook fireplace with exposed brickwork and an inset Acorn multi fuel log burner draws you in, promising cosy evenings by the fire. Deep recesses to either side form charming display alcoves, while timeworn ceiling beams and an exposed brick and stone feature wall wrap the room in warmth and timeless appeal.

Beyond the sitting room lies a modern fitted kitchen, where classic, timeless shaker-style cabinetry runs along two walls, complemented by warm timber worktops and an inset sink. The kitchen is well equipped with an electric hob, eye-level double oven and grill, and an integrated fridge freezer, blending contemporary convenience with traditional style.

Glazed double doors open into the dining conservatory, a light-filled space with picture windows that draw the garden in, and central French doors opening directly onto the rear garden - perfect for relaxed dining and entertaining. A built-in storage cupboard discreetly houses the central heating boiler and provides useful additional storage.

Upstairs, a split-level landing provides access to the first floor living space, continuing the cottage's sense of character and individuality. The principal bedroom enjoys a peaceful outlook over the rear garden and features an exposed ceiling beam along with a wonderful original latch door opening to a wardrobe, adding a charming period touch. Bedroom two also benefits from exposed timbers and includes a useful high-level storage cupboard.

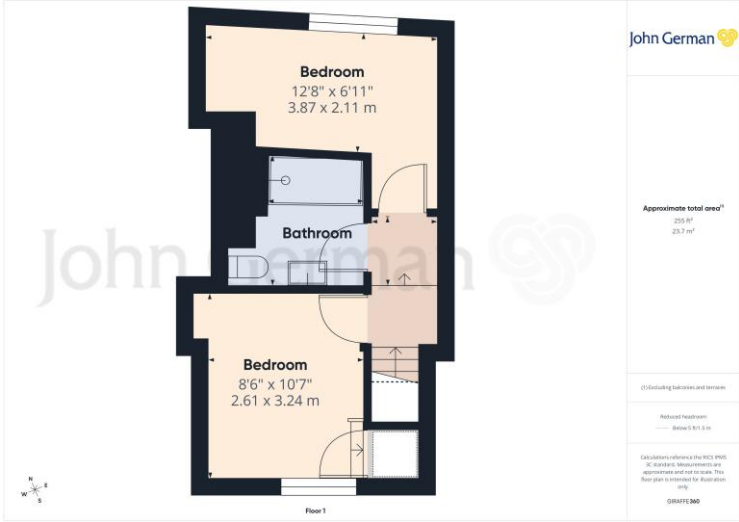
The family bathroom is beautifully appointed, featuring a generous walk-in shower with a dual-head, period-style rainfall shower. A high-flush WC and pedestal wash hand basin enhance the traditional feel, complemented by attractive tiling and tongue-and-groove panelling to complete the space.

Outside, the rear garden has been lovingly landscaped to create a peaceful and attractive outdoor space. An elevated decking area enjoys views over the lawn and provides an ideal spot for outdoor seating, with a raised border to one side, a feature wall, and steps leading down to a lower gravelled area. Gated side access leads around to the shared rear pathway and back to the front of the property. The property has been fitted with new doors to the front and rear.

- Agents notes:**
- There is no mains gas.
 - There is shared access to the rear at the bottom of the neighbour's garden.
 - The property is situated within a conservation area.
 - The property experienced flooding in 2016 during previous occupancy, remedial works have been carried out since and there have been no further incidents.
 - Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
 - Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
 - Property construction:** Standard
 - Parking:** On road
 - Electricity supply:** Mains
 - Water supply:** Mains
 - Sewerage:** Mains
 - Heating:** Oil fired central heating
(Purchasers are advised to satisfy themselves as to their suitability).
 - Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>
 - Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
 - Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A
 - Useful Websites:** www.gov.uk/government/organisations/environment-agency
 - Our Ref:** JGA/16012026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent