

Cliftonthorpe

Ashby-de-la-Zouch, LE65 2US

John
German





Cliftonthorpe

Ashby-de-la-Zouch, LE65 2US

£495,000

Beautifully presented and comprehensively updated three-bedroom character barn style home forming part of the prestigious Cliftonthorpe Hall development. Enjoying a peaceful courtyard setting with landscaped private gardens, this residence offers approximately 1,285 sq ft of stylish accommodation including a refitted breakfast kitchen, two reception areas, refitted luxury bathroom and en-suite, garage and parking.



A rare opportunity to enjoy the peace and tranquillity of a picturesque countryside setting whilst remaining within easy reach of all that vibrant Ashby-de-la-Zouch has to offer. Forming part of the highly regarded Cliftonthorpe Hall development, thoughtfully conceived and constructed by respected local builders Lychgate Homes, this beautifully presented residence enjoys an enviable position overlooking an elegant, landscaped courtyard with manicured gardens and an attractive central bandstand. Beyond the development lie open fields, scenic walks and countryside pathways, creating a wonderful sense of escape from everyday life.

Discreetly tucked away along a private driveway off Smisby Road, Cliftonthorpe enjoys a remarkably convenient location less than one mile from Ashby's thriving town centre. Residents can embrace the best of both worlds, enjoying peaceful surroundings whilst benefiting from excellent local schooling, a bustling Market Street lined with independent shops, cafés, restaurants and public houses, together with superb transport links via the nearby M42 connecting Birmingham, Tamworth, Burton upon Trent, Derby, Nottingham and the wider Midlands motorway network.

Extending to approximately 1,285 sq. ft., the accommodation has been thoughtfully updated throughout and is presented to an exceptional standard. Stepping through the front door, you are welcomed by an elegant reception hall complete with a useful coat cupboard. Opposite sits a beautifully refitted guest cloakroom featuring a contemporary white suite and stylish modern finishes.

To the right, the superb living room offers a calm and inviting retreat. Dual-aspect windows flood the room with natural light whilst framing delightful views across the central courtyard, bandstand gardens and the beautifully landscaped private gardens beyond. High ceilings and wide oak floorboards create an immediate feeling of quality and space, complemented by tasteful décor and a warm, welcoming atmosphere.

The breakfast kitchen has been comprehensively redesigned with contemporary living in mind. Seamless handleless cabinetry in a sophisticated pale grey finish is paired with luxurious quartz work surfaces and a practical breakfast bar seating area. Integrated appliances include twin Neff ovens, a Neff induction hob with extractor canopy above, Neff fridge and freezer, integrated washing machine, wine chiller and a Franke one-and-a-half bowl under-mounted sink with Quooker boiling mixer tap. French doors open directly onto the gardens, providing a seamless transition between indoor and outdoor living.

Partially open plan to the kitchen is a wonderful dining and sitting area, ideal for both everyday family life and entertaining. Wide oak flooring continues throughout, whilst French doors open onto the rear terrace. A striking brick-built fireplace with oak mantel, raised stone hearth and contemporary inset log-burning stove provides an attractive focal point, whilst a front-facing window enjoys views over the attractive courtyard setting. The high ceilings found throughout the ground floor further enhance the sense of light and space.

A staircase rises to the first floor where a generous landing benefits from a rear skylight and a range of discreet fitted storage cupboards, providing invaluable additional space for household items, linen and seasonal storage. All three bedrooms are beautifully presented and enjoy characterful vaulted ceilings, adding charm and individuality throughout.

The principal bedroom is a particularly impressive space, enjoying views across both the landscaped rear gardens and the attractive courtyard setting to the front. It is complemented by a stylishly appointed en-suite shower room featuring a contemporary WC, floating vanity unit with deep storage drawers and a generous fully tiled shower enclosure with glazed folding doors and rainfall shower.

Bedroom two is a spacious double room, whilst Bedroom Three offers excellent versatility as either a generous single bedroom, home office or occasional guest room. It accommodates two fitted double wardrobes providing exceptional storage.

Completing the accommodation is a luxurious family bathroom, beautifully redesigned to create a spa-inspired sanctuary. A contemporary freestanding slipper bath with floor-mounted mixer tap and handheld shower forms the centrepiece of the room, complemented by feature tiling, a floating high-gloss vanity unit with integrated basin, concealed-cistern WC, heated towel radiator and an impressive wet-room style shower area with both rainfall and handheld shower fittings.

Outside, the private rear gardens have been thoughtfully landscaped to create a tranquil outdoor retreat. Two separate patio seating areas provide ideal spaces for entertaining, dining and relaxation throughout the warmer months. Mature planting includes fragrant lavender, established roses and carefully selected shrubs, whilst a delightful waterfall feature provides both visual appeal and a soothing backdrop. The gardens enjoy an excellent degree of privacy, are not directly overlooked and incorporate a secondary enclosed area with space for a garden shed and gated rear access.

The property benefits from off-road parking directly in front of the garage, together with additional visitor parking within the development. The garage itself is equipped with power, lighting and an up-and-over entrance door, providing excellent storage or secure vehicle parking.

Agents notes: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

There is no mains gas and no mains drainage.

The emptying of the septic tank is covered by the management charge.

Cliftonthorpe management company look after the communal areas - charge is approximately £1600 per annum.

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: Garage & off road parking, plus visitor parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank

Heating: LPG 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04062026

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.



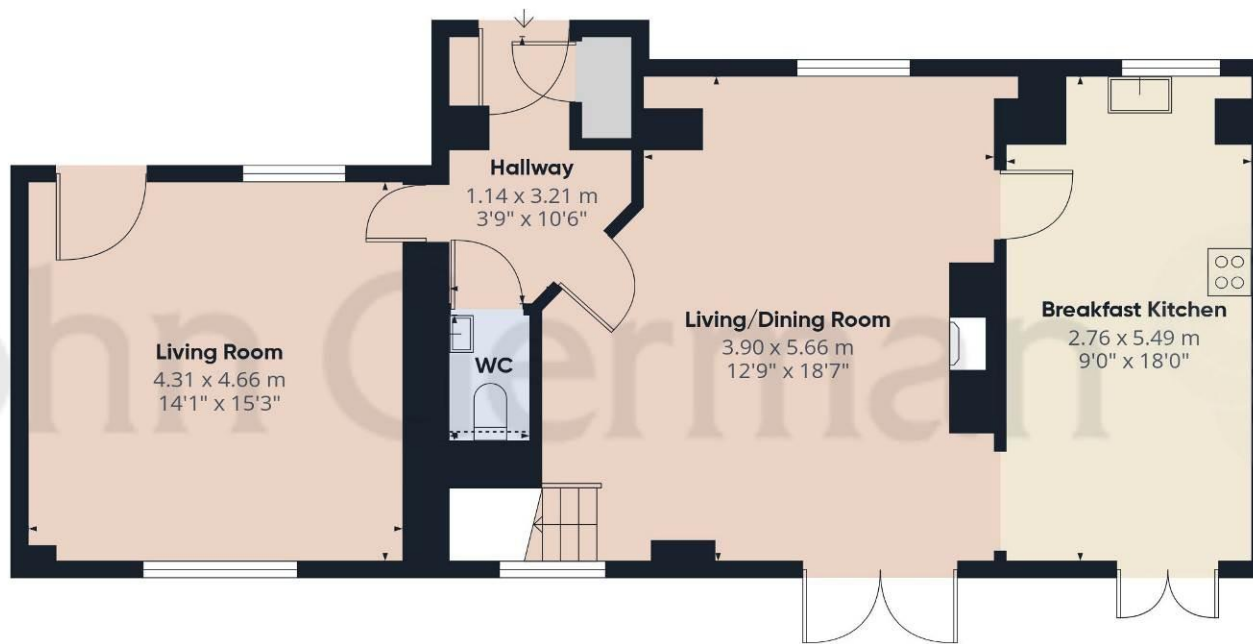




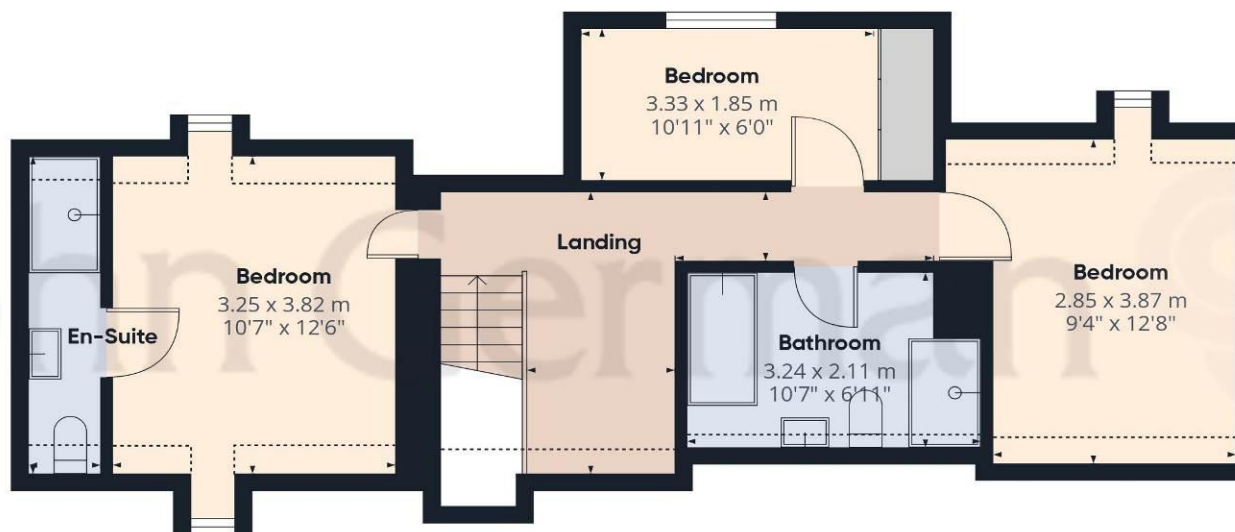


John German ©





Ground Floor



Floor 1



Approximate total area⁽¹⁾

119.3 m²

1285 ft²

Reduced headroom

4.8 m²

52 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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.

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		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



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



