



Bridge House, 15 Bridge Street, Packington, Leicestershire, LE65 1WB

HOWKINS &
HARRISON

Bridge House, 15 Bridge Street,
Packington,
Leicestershire, LE65 1WB

Asking Price: £599,000

A substantial and highly characterful period home, believed to date back to the early 1800s, occupying a prominent position within the heart of Packington's conservation area. Bridge House forms part of the historic streetscape along Bridge Street and is recognised as a non-designated heritage asset, reflecting the village's long-established origins centred around the nearby Gilwiskaw Brook.

Offering 3192 sqft of versatile accommodation arranged over three floors, the property combines charm with generous, well-balanced living space including multiple reception rooms, a kitchen with adjoining dining room, five bedrooms and a family bathroom.

Externally, the property enjoys a generous plot with a driveway, detached double garage and a well-established rear garden. Offered for sale with no upward chain.



Location

Packington is a charming and well-regarded village in North West Leicestershire, offering a peaceful rural setting whilst remaining conveniently placed for access to nearby towns and major road links. Situated close to the A42, the village lies just a short distance from Ashby-de-la-Zouch and Measham, providing a range of everyday amenities, schooling and leisure facilities. Locally, Packington itself offers a strong sense of community with a village hall, primary school, shop and traditional public house, all surrounded by attractive countryside within the National Forest, ideal for walking and outdoor pursuits.

Distances:

Ashby-de-la-Zouch – 3 miles

Leicester – 18 miles

Derby – 20 miles

Nottingham – 28 miles

Birmingham – 30 miles

East Midlands Airport – 9 miles



Accommodation Details - Ground Floor

The property is entered via the front door into a welcoming living room, a well-proportioned central space which immediately sets the tone for the home. From here, the main staircase rises to the first floor, while the ground floor accommodation flows naturally through a series of characterful reception rooms. The sitting room lies adjacent, offering a generous and comfortable space, while a further snug provides a more bright and spacious reception area, with multiple windows and a door overlooking the rear garden. Moving through, a study is positioned off the inner hall, along with a conveniently placed WC. To the rear of the property, the kitchen is well laid out and opens through into the dining room, a particularly attractive space featuring a bay window and double doors opening out to the garden, allowing for plenty of natural light and a pleasant outlook. A further dining/reception room adds flexibility, ideal for entertaining or family use, and completes the ground floor layout.





Upper Floors

Rising to the first floor, the landing is notably spacious, with a window providing natural light along with a useful built-in storage cupboard. Bedroom one is positioned to the right-hand side and is a standout room, featuring a large bow window. Bedroom two is another generous double and benefits from a built-in cupboard, while bedroom three sits to the rear elevation. The family bathroom also includes built-in storage.

From the first floor landing, two separate staircases rise to the second floor, each leading to an additional bedroom. Bedroom four includes a range of built-in wardrobes, while bedroom five provides a further well-proportioned double room, offering flexibility for a variety of uses.



Outside

Externally, the property continues to impress, with a driveway providing off road parking for two vehicles and a double garage. The garden is well established with lawn and patio areas creating an ideal setting for both relaxation and entertaining.

Please Note- Additional Information

The land between Bridge House and the brook has planning permission granted for two detached dwellings. As part of the scheme Bridge House will have two car parking spaces and a double garage. The existing garage are to be demolished as part of the planning permission. The vendor will carry out the building work on Bridge House to put in the new entrance door, create a boundary wall and build the double garage. Works will be completed within 6 months of completion of the sale on Bridge House.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

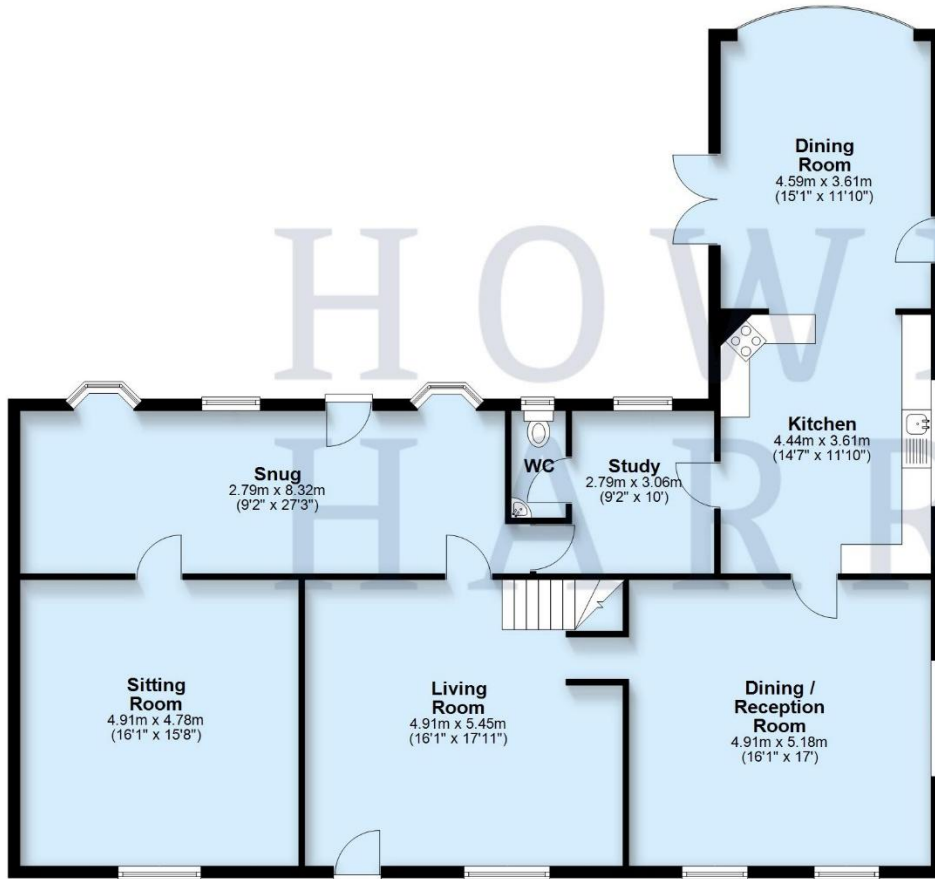
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

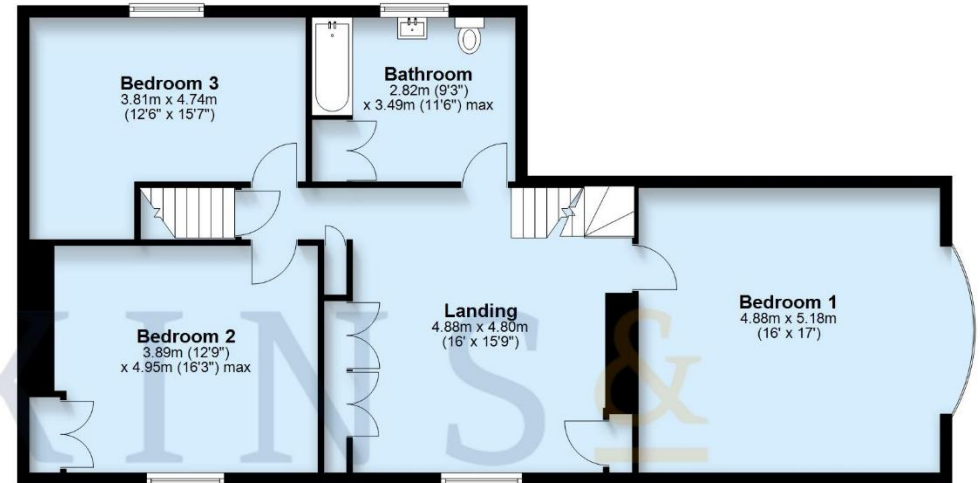
- Period home dating back to early 1800s
- Situated within Packington conservation area
- Approx. 3192 sqft. across three floors
- Five bedrooms and versatile accommodation
- Three reception rooms plus snug and study
- Kitchen with adjoining bay-fronted dining room
- Offered for sale with no upward chain
- Two parking spaces and double garage to the rear
- Established rear garden
- Excellent access to A42 and commuter links



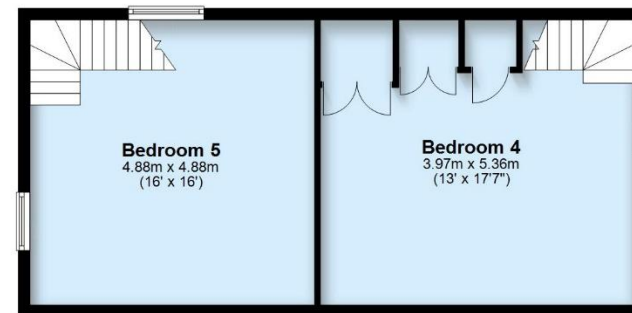
Ground Floor
Approx. 145.2 sq. metres (1562.7 sq. feet)



First Floor
Approx. 100.9 sq. metres (1086.3 sq. feet)



Second Floor
Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 296.6 sq. metres (3192.1 sq. feet)

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 main water, drainage 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](tel:01530-454545)

Council Tax

Band - G

**HOWKINS &
HARRISON**

AWAITING EPC



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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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