



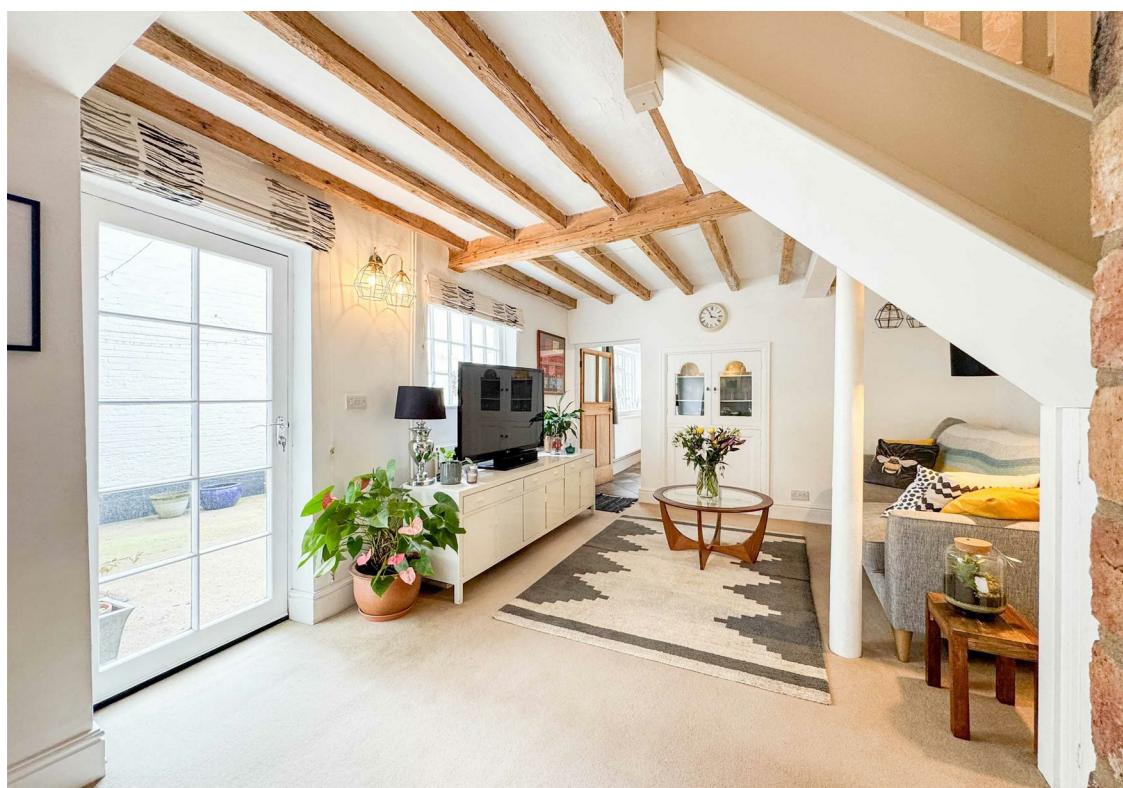
ASH HOUSE, CHURCH STREET,
GUIDE PRICE £600,000



Offered with no onward chain, this beautifully presented Grade II listed home is a charming and deceptively spacious character property, positioned in the heart of a highly sought-after Wolds village. Arranged over three floors, the versatile accommodation showcases a wealth of period features, seamlessly blending historic charm with modern convenience. With five well-proportioned bedrooms, three reception rooms, a generous dining kitchen and a private walled garden, this is a rare opportunity to acquire a truly unique family home in an enviable location.



Upon entering, the spacious sitting room welcomes you with exposed beams, a stunning inglenook fireplace, and an abundance of natural light from the multi-paned cottage windows. A separate dining room, complete with a feature fireplace and characterful details, offers a wonderful setting for formal gatherings. The heart of the home is the beautifully appointed dining kitchen, fitted with hand-painted cabinetry, wood-edged work surfaces, and space for a range cooker. Adjoining the kitchen is a versatile family room, ideal for relaxed living, while a utility room and cloakroom provide additional convenience.







The first floor is home to three generously sized double bedrooms, each filled with character and charm. The principal bedroom benefits from a dedicated dressing area and elegant period features. A further double bedroom offers built-in storage and a stylish en-suite bathroom, complete with a separate shower. The family shower room is finished to a high standard, with a contemporary suite and heritage touches. A staircase leads to the second floor, where two further bedrooms provide





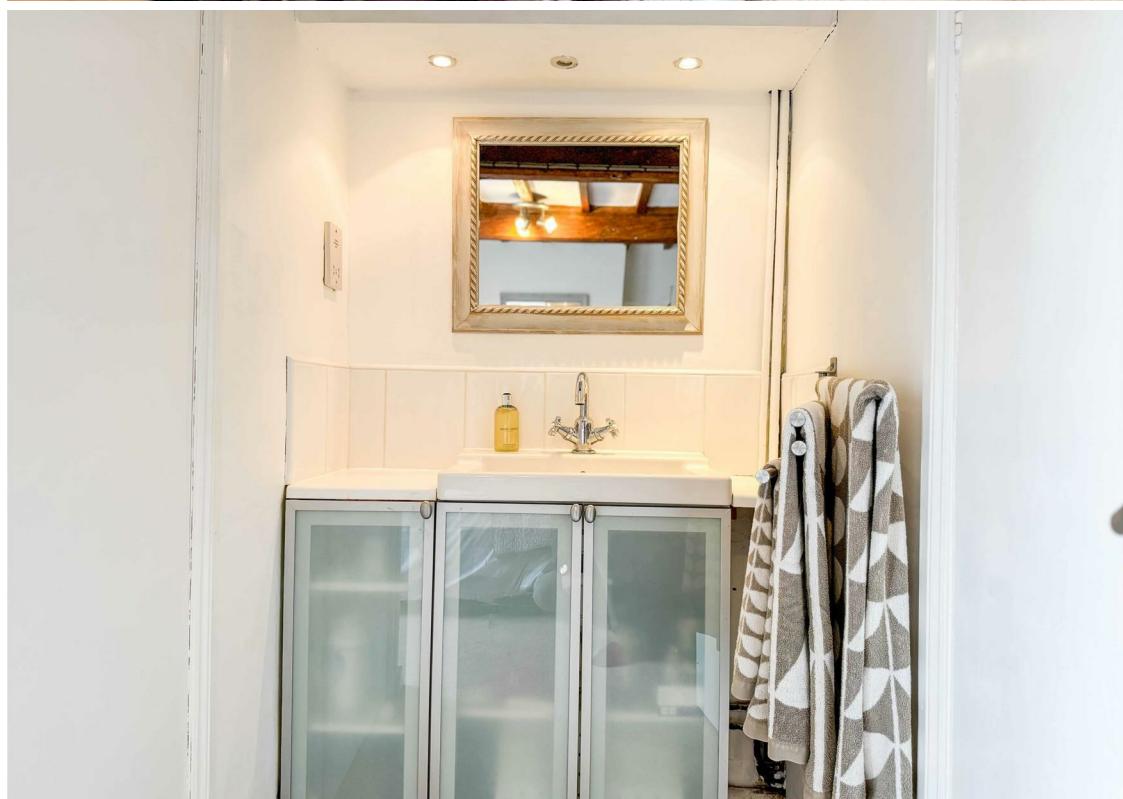


excellent accommodation, perfect for teenagers, guests, or a home office space.

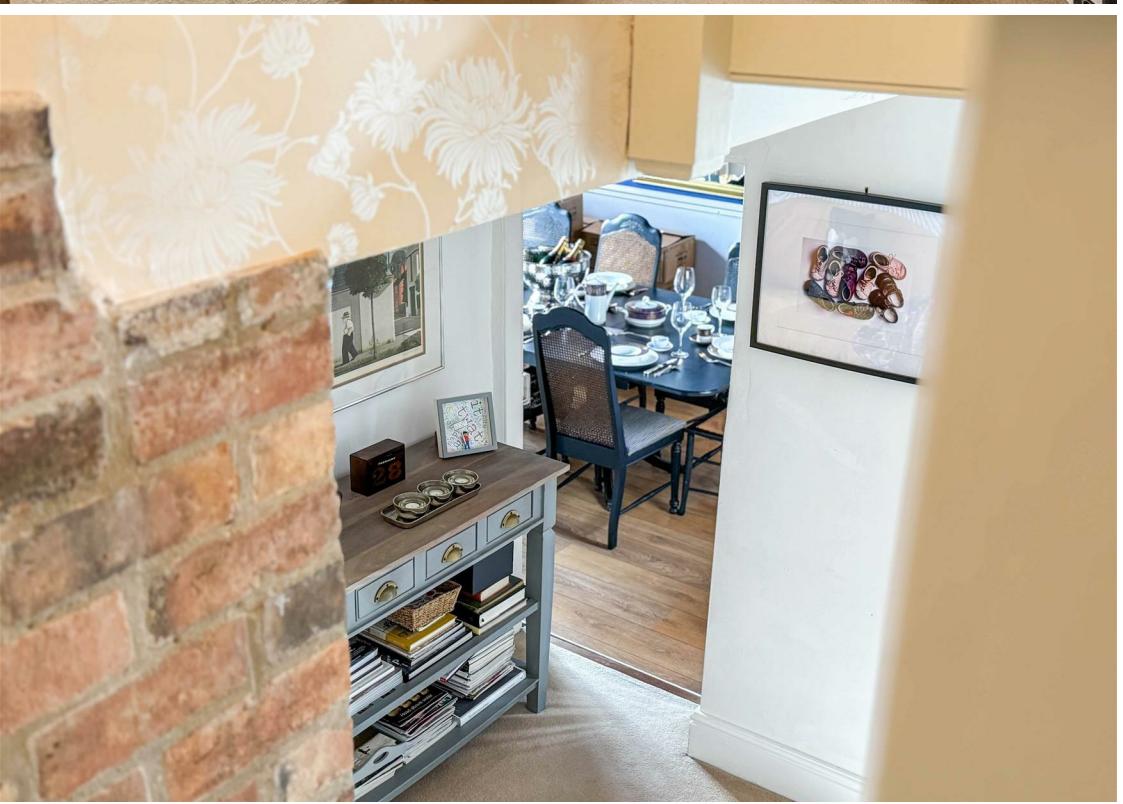
Outside, the private walled garden is a peaceful retreat, featuring a courtyard area ideal for al fresco dining, mature planting, and a well-maintained lawn. Situated in the picturesque village of Wymeswold, this home enjoys a thriving community atmosphere with excellent local amenities, including popular pubs, a well-regarded school, and charming independent shops. With easy access to Loughborough, Nottingham, and Leicester, as well as transport links to the A46 and M1, this idyllic village offers the perfect balance of countryside tranquility and convenient connectivity.

Council Tax - £3826.53 PA (approx)





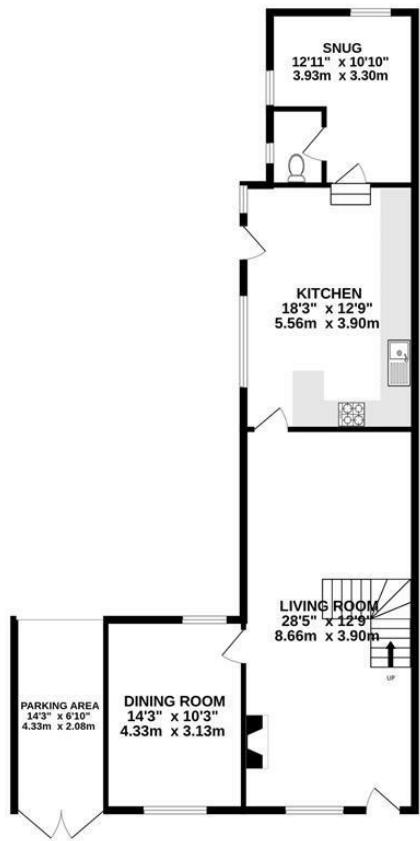




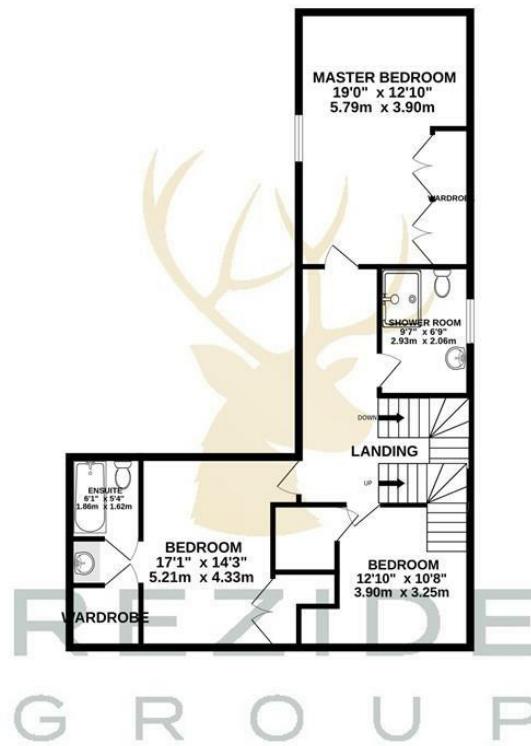




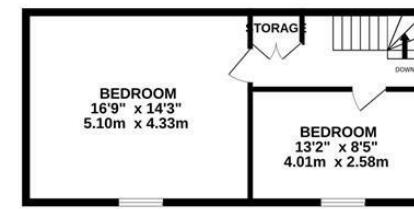
GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2247 sq.ft. (208.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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