



Apple Blossom Cottage, Swepstone Road, Heather, Leicestershire, LE67 2RF

HOWKINS &  
HARRISON

Apple Blossom Cottage,  
Swepstone Road, Heather,  
Leicestershire, LE67 2RF

Guide Price: £495,000

A most attractive cottage, offering 2170 sqft of versatile accommodation, set within an above average size garden plot and approached via a long private driveway leading into a generous courtyard parking area.

The main house provides well-balanced accommodation including an entrance hall, kitchen, living room, dining/sitting room, utility WC, three first floor bedrooms, family bathroom and en-suite shower room. In addition, there is a detached annexe comprising an open plan living space with kitchen area and en-suite shower room, ideal for guests, multi-generational living, home working or income potential, subject to any necessary consents. The property also benefits from a substantial detached garage with an adjoining garden room/sun room, offering excellent additional storage, hobby or leisure space.

Externally, the gardens are a particularly appealing feature, with landscaped lawns, patio seating areas, mature planting and a good degree of privacy, creating a superb semi-rural setting.



## Location

Apple Blossom Cottage is situated in the charming village of Heather, on the edge of the National Forest in North West Leicestershire. The property enjoys a semi-rural setting along Sweystone Road, surrounded by attractive countryside whilst remaining conveniently placed for everyday amenities and commuter links. Heather offers a well-regarded village pub, primary schooling and access to a number of scenic walks, bridleways and cycling routes through the surrounding National Forest countryside. The nearby market town of Ashby-de-la-Zouch provides a wider range of independent shops, cafés, restaurants and supermarkets, whilst Coalville, Market Bosworth and Ibstock are all within easy reach. The area is particularly well placed for commuters, with excellent access to the A42/M42 motorway network linking Birmingham, Leicester, Nottingham and Derby. East Midlands Airport is also readily accessible for both domestic and international travel.

## Travel Distances

Ashby-de-la-Zouch – 5 miles

Market Bosworth – 7 miles

Leicester – 17 miles

Derby – 20 miles

Birmingham – 29 miles

East Midlands Airport – 11 miles

A42/M42 Junction 13 – 4 miles

Atherstone Railway Station – 9 miles



## Accommodation Details - Ground Floor

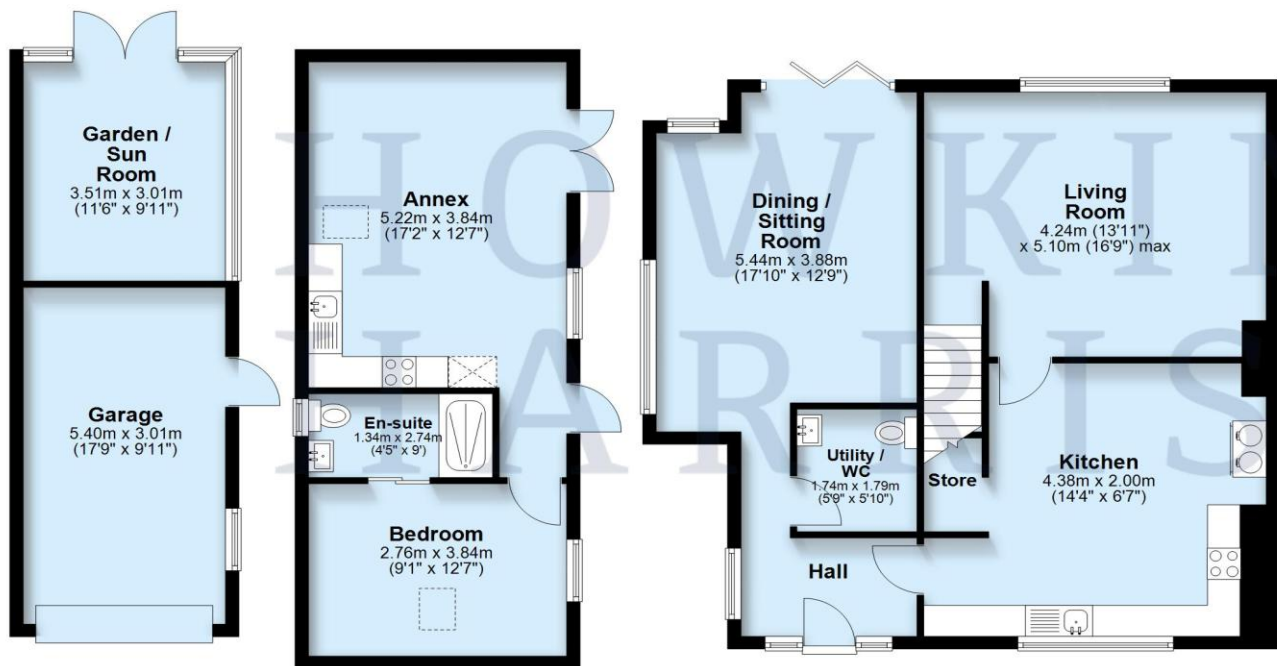
The property is entered via a covered porch into the entrance hall, which provides access to the principal ground floor accommodation. Positioned to the right-hand side is the kitchen, fitted with a range of units incorporating ample preparation space and room for informal dining, together with a traditional Aga recessed within an exposed brick chimney breast, adding considerable character to the room.

Leading directly off the kitchen is the spacious living room, enjoying delightful views across the gardens through a large picture window. A substantial exposed brick fireplace with timber mantle and inset log burning stove creates an attractive focal point, whilst the staircase rises from this room to the first floor accommodation.

To the rear of the property is a generous dining/sitting room, offering a versatile reception space ideal for both entertaining and everyday family living, with direct access onto the gardens. Also accessed from the hallway is a useful utility room with WC facilities.

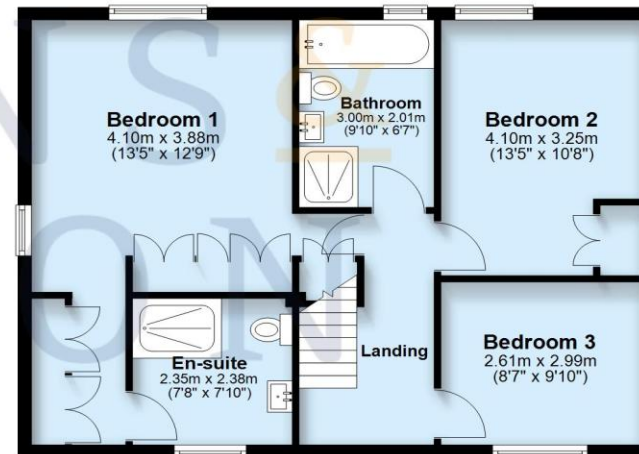
### Ground Floor

Approx. 138.6 sq. metres (1492.1 sq. feet)



### First Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



Total area: approx. 201.6 sq. metres (2170.4 sq. feet)



## First Floor

To the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom is a generous double room benefitting from a walk-in dressing area, a range of fitted wardrobes and a spacious en-suite shower room. Bedroom two is also a well-proportioned double room, whilst bedroom three offers flexibility as a guest bedroom, nursery or home office. The family bathroom is fitted with a contemporary white suite incorporating a bath, separate shower enclosure, wash hand basin and WC.

## Outside

Externally, the property is approached via a long private driveway leading to a generous courtyard style parking area and detached garage with adjoining garden room. The gardens are a particular feature of the property, extending to an above average size plot with shaped lawns, patio seating areas, mature planting and established trees creating a pleasant degree of privacy.

## Detached Annexe

The detached annexe provides highly versatile ancillary accommodation, ideal for multi-generational living, guest accommodation, independent workspace potential or a variety of leisure uses. The building incorporates a bright and spacious living/garden room with vaulted ceiling and skylight, creating an excellent sense of light and space, together with a kitchen area and contemporary shower room facilities. Positioned separately from the main house and overlooking the gardens, the annexe offers a superb degree of flexibility to suit a range of individual requirements.

## 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.

## 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 teste. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is connected to the property.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax – Band C

## Energy Rating - TBC



## Howkins & Harrison

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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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