



# Church Hill Birstall

- Quintessential chocolate box cottage
- Views towards the church
- Good plot with potential with no listings
- Planning consent gained for rear extension
- Three reception areas, three bedrooms
- Thatch roof recently renovated in November 2024
- Private gated driveway
- 110.8 square metres - 1193 square feet
- EPC Rating D / Council Tax Band D / Freehold

Located on Church Hill in Birstall, this semi-detached thatched cottage combines period character with practical, modern living. The home offers around 1,227 square feet of living space, with three reception rooms that work well for both everyday family life and entertaining.

There are three comfortable bedrooms, making the property suitable for a family, visiting guests, or home working. The bathroom is well positioned and easy to access, and the layout flows nicely throughout the house.

What really sets this home apart is its original features, which give it a sense of history and warmth without feeling old-fashioned. These details add real personality and make the space feel welcoming and lived-in.

Outside, there is parking for two cars, a useful benefit in this popular area. Birstall itself has a friendly, community feel and offers easy access to local shops, amenities, and transport links.

Overall, this is a characterful and comfortable home in a great location, with both charm and practicality. Viewings are recommended to really appreciate what it has to offer.





## General Description

A quintessential chocolate box cottage tucked away behind a private gated driveway in the heart of this desirable conservation village, with stunning views towards the church and a sizeable plot, affording great potential to develop further.

## Accommodation Summary

The accommodation is arranged to offer both character and flexibility, beginning with a welcoming entrance porch that leads through to a comfortable sitting room and a separate dining room, ideal for everyday living or entertaining. The kitchen breakfast room forms the heart of the home, with space for casual dining and direct access to the garden, while a separate study provides a quiet area for home working or reading. A well-positioned bathroom serves the ground floor, and two staircases add both charm and practicality to the layout.

Upstairs, there are three inviting bedrooms, each offering a pleasant outlook and a sense of privacy and calm.

Outside, the property is approached via a gated, block-paved driveway to the front, framed by mature planted borders. To the rear, there are private, sunny cottage-style gardens, with a seating terrace that can be accessed directly from the kitchen, perfect for outdoor dining or relaxing. An outbuilding, currently used as a utility and storage space, benefits from both water and electricity and offers useful additional flexibility.

## Location

The village centre has local amenities in the form of convenience stores, a garden centre, and a variety of other shops. There are excellent local schools on offer including

Highcliffe Primary School, Riverside Primary School and The Cedars Academy. Watermead Country Park is a short walk away, with its beautiful scenery and variety of country walks and wildlife.

## Agents Note

Quintessential chocolate box cottage with stunning gardens, not being listed, huge potential to develop further.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure:

The property is being sold freehold with vacant possession upon completion.

## Local Authority

Charwood Borough Council, Southfields, Loughborough, Leicester, LE11 2TU (Tel: 01509 263151). Council Tax Band D.

## Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.





**Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Money Laundering**

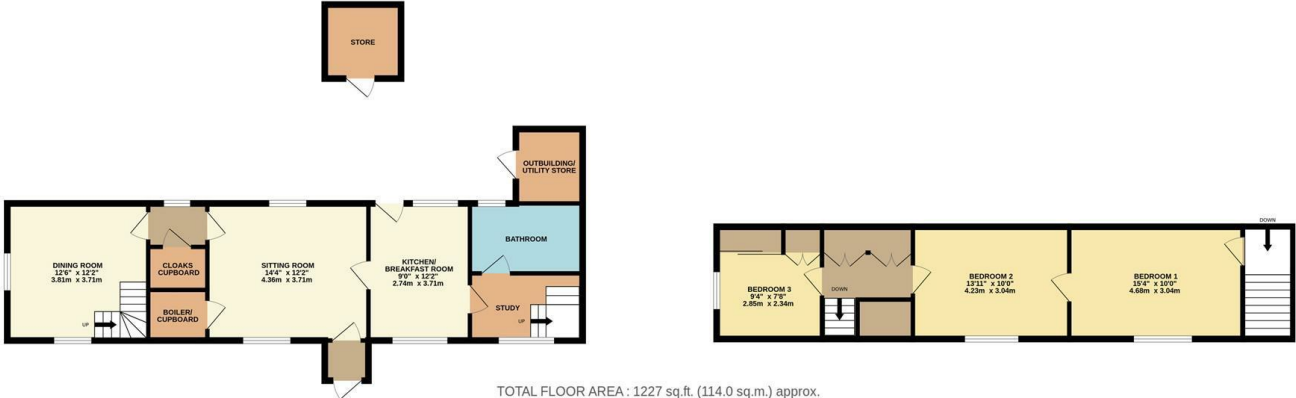
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		



