



Jolly Cottage, 27 Church Street, Appleby Magna, Leicestershire, DE12 7BB

HOWKINS &
HARRISON

Jolly Cottage,
27 Church Street, Appleby Magna,
Leicestershire, DE12 7BB

Asking Price: £495,000

Set within the very heart of Appleby Magna, Jolly Cottage is a deceptively spacious and beautifully presented character cottage extending to 1310 sqft, occupying a generous 0.29-acre plot.

Behind its attractive façade lies a thoughtfully arranged interior, offering two generous reception rooms alongside a well-appointed kitchen which flows through to a light-filled garden room overlooking the rear grounds. To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Externally, the property is a particular feature, enjoying extensive and immaculately maintained rear gardens with a high degree of privacy. The grounds incorporate a summer house, greenhouse, established planting and a range of useful outbuildings including a garage/workshop, creating a setting ideally suited to both relaxation and practical use.



Location

Jolly Cottage, is situated within the heart of the highly regarded village of Appleby Magna, a particularly attractive and well-served Leicestershire village. The village is known for its strong sense of community and offers a range of local amenities including a village shop, public house, primary school and parish church, together with a network of surrounding countryside walks. The highly regarded Sir John Moore Foundation School, rated 'Outstanding' by Ofsted, is located within the village, with a number of well-regarded independent schools available in the wider area including Twycross House, Dixie Grammar School and Repton School. Appleby Magna is also well placed for access to the M42, providing excellent links to Birmingham, Derby, Leicester and beyond. More comprehensive facilities can be found in nearby Ashby-de-la-Zouch, whilst the village of Measham, approximately 2 miles distant, offers further everyday amenities including a medical centre, leisure facilities and convenience stores.

Travel Distances

Ashby-de-la-Zouch – approximately 4 miles
Measham – approximately 2 miles
Tamworth – approximately 9 miles
Leicester – approximately 20 miles
M42 (Junction 11) – approximately 2 miles
East Midlands Airport – approximately 12 miles
Birmingham Airport – approximately 22 miles



Accommodation Details - Ground Floor

A front entrance door opens into the dining room/entrance, an inviting and characterful space which immediately reflects the property's period appeal, with exposed ceiling beams and a striking fireplace creating an impressive first impression. From here, a door to the right leads into the living room, a beautifully presented reception room of generous scale, again rich in character and centred around a fireplace with stove. Exposed beams and a pleasant outlook to the front combine to create a warm and atmospheric living space. A door from the living room provides access to the staircase rising to the first floor. To the rear of the property, the kitchen is fitted with a range of units and work surfaces, whilst retaining the cottage feel seen throughout the house. From the kitchen, the accommodation flows naturally into the garden room, a light-filled additional reception area enjoying delightful views over the rear garden, with bi-fold doors opening out to create a seamless connection between inside and out.

First Floor

On the first floor, the landing gives access to the bedroom accommodation. The principal bedroom is a particularly spacious double room, enjoying a pleasant outlook over the rear garden and benefitting from a comprehensive range of fitted wardrobes together with an en-suite shower room. Bedroom two is another well-proportioned double room, whilst bedroom three is also a comfortable double, offering flexibility for family, guests or home working. The family bathroom is especially well appointed, fitted with a freestanding bath, separate shower, wash hand basin and WC.





Outside

Externally, the property really does come into its own with the extensive rear gardens, which have clearly been cared for to an incredibly high standard. Occupying a plot of approximately 0.29 acres, the grounds are beautifully arranged with sweeping areas of lawn, an impressive array of shrubs, borders and established planting, together with several carefully positioned seating areas creating a wonderful setting for relaxation or outdoor entertaining. Further features include a detached workshop, summerhouse, greenhouse, outbuildings and a pond, all of which add to the practicality and appeal of the outside space. A drive provides vehicle access to the rear of the property, where there is potential for off-road parking.

NB: There is a passageway to the right of the property, adjacent to the immediate neighbour. This belongs to the neighbouring property, although No. 27 benefits from a right of access.



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

- Appleby Magna village setting with strong community feel
- 0.29 acre private, mature rear garden plot
- Character cottage with generous 1310 sqft accommodation
- Two spacious reception rooms with flexible living arrangement
- Kitchen opening into bright garden room overlooking grounds
- Three double bedrooms including principal with en-suite
- Summer house, greenhouse and useful outbuildings included
- Garage/workshop ideal for hobbies or storage needs
- Excellent access to M42, A444 and regional centres





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 mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

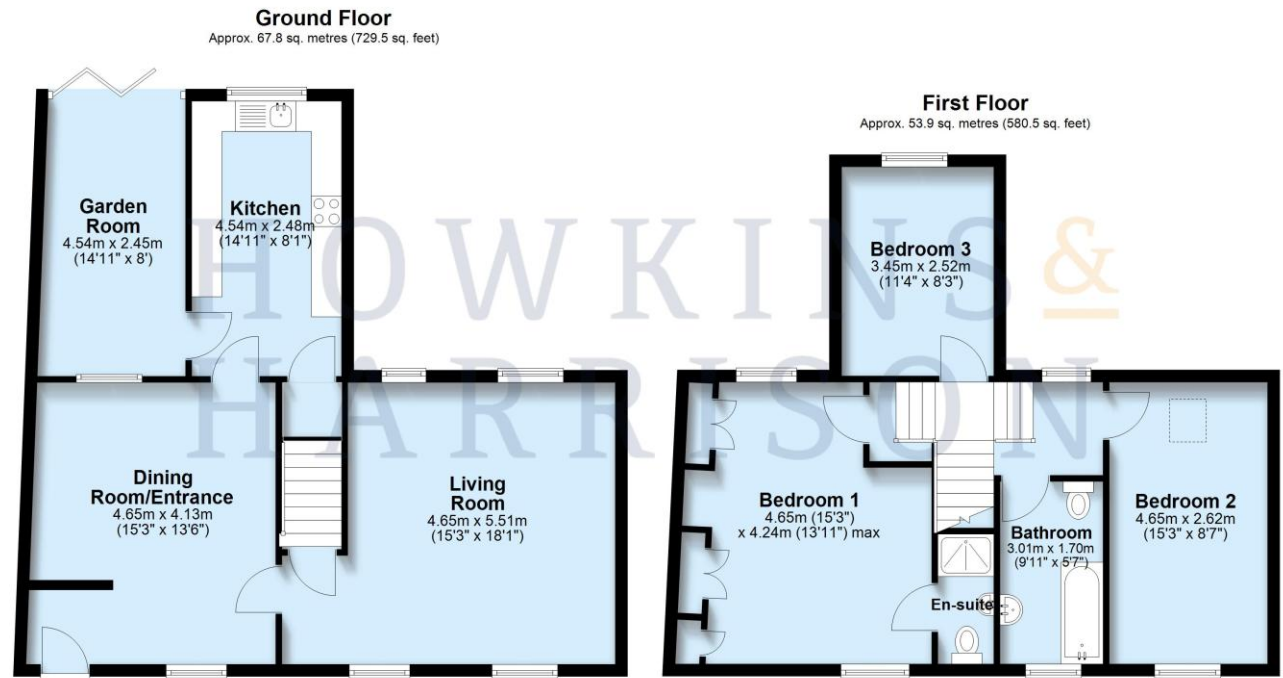
Local Authority

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

Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)

Howkins & Harrison

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