



Dormer's Green View, 3 Bowleys Lane, Appleby Magna, Derbyshire, DE12 7BE

HOWKINS &
HARRISON

Dormer's Green View,
3 Bowleys Lane Appleby Magna,
Derbyshire, DE12 7BE

OIEO: £600,000

A substantial and highly versatile five-bedroom detached family home, offering approximately 1,993 sq. ft. of accommodation and occupying a generous plot within the sought-after village of Appleby Magna.

Set behind a gated block-paved driveway with integral garage, the property provides an impressive breadth of living space, including a generous living room opening into a conservatory, separate dining room, dedicated home office, fitted kitchen and ground-floor WC. Upstairs are five bedrooms, including a principal bedroom with en-suite, together with a family bathroom and additional separate WC.

Outside, the property is complemented by a particularly attractive and established rear garden, with extensive planting, lawn and decked seating areas, together with useful garden buildings creating excellent space for outdoor entertaining and relaxation.



Location

Occupying a convenient position in the attractive village of Appleby Magna, a well-regarded rural settlement lying on the edge of the National Forest. The village offers a useful range of local amenities including a primary school, village hall, sports and recreation facilities, public house and local services, whilst a wider choice of shopping, schooling and leisure facilities can be found in nearby Ashby-de-la-Zouch, Tamworth and Burton upon Trent. Appleby Magna is particularly well placed for commuters, with Junction 11 of the M42/A42 close by, providing excellent access north towards Ashby-de-la-Zouch, the M1 and East Midlands Airport, and south towards Tamworth, Birmingham and the wider West Midlands motorway network. Super Rail services are available from Polesworth, Tamworth and Burton upon Trent.

M42/A42, Junction 11 – approximately 1 mile
Ashby-de-la-Zouch – approximately 7 miles
East Midlands Airport – approximately 13 miles
Derby – approximately 16 miles
Birmingham – approximately 21 miles
Postcode Info
Tamworth Railway Station – approximately 7 miles



Accommodation Details - Ground Floor

Entering through the front porch, the accommodation opens into a central hallway with stairs rising to the first floor and access to the principal ground-floor rooms. To the front is a fitted kitchen arranged with a good range of cabinetry and work surfaces, together with a useful breakfast bar for informal dining. Across the hall, the separate dining room provides generous space for a substantial table and features exposed ceiling beams which continue the character of the house. Beyond is a dedicated home office, offering excellent flexibility for those working from home, while a ground-floor WC completes this part of the accommodation.

To the rear, the spacious 22ft living room forms the main reception space, with exposed beams and an attractive exposed-brick fireplace creating a strong focal point. Glazed doors lead directly into the conservatory, providing an additional sitting area with access out to the rear garden.

First Floor

Upstairs, the landing serves five bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms provide flexible family, guest or further study accommodation, while the family bathroom and separate WC complete the first floor.





Outside

Outside, the property is approached over a gated block-paved driveway providing ample off-road parking and access to the integral garage. To the rear is a well-established garden with lawn, mature planting and decked seating areas, together with useful garden buildings and a covered entertaining space, creating a private and characterful setting for outdoor dining and relaxation.

Tenure & Possession

T 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

- Substantial five-bedroom detached family home
- Approximately 1,993 sq. ft. accommodation
- Generous gated driveway and integral garage
- Spacious living room with conservatory
- Separate dining room and home office
- Principal bedroom with private en-suite
- Established rear garden with entertaining areas
- Sought-after Appleby Magna village location
- Extensive driveway and integral garage





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

Local Authority

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

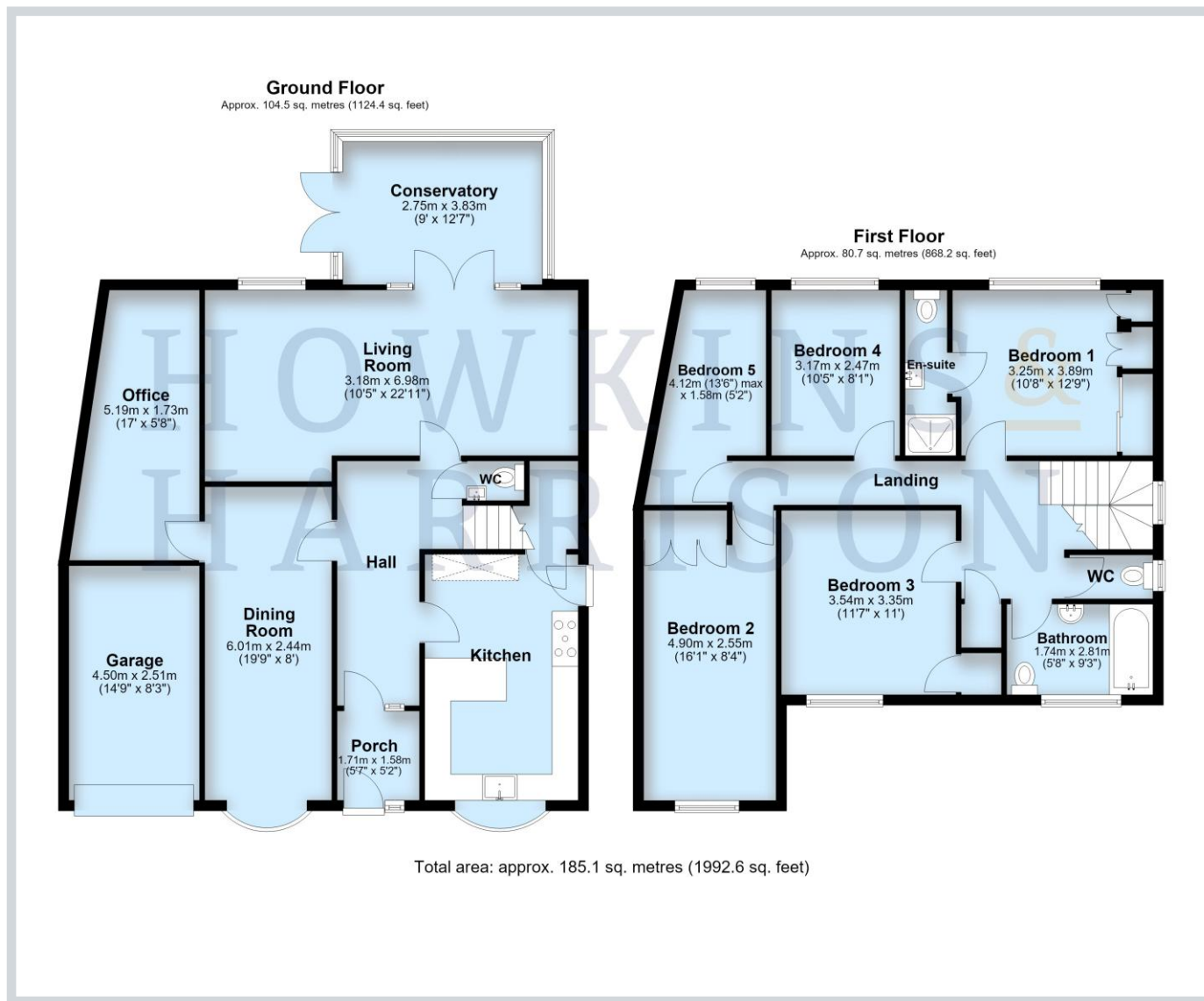
Council Tax – Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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