



Ivanhoe Villa, 52 Tamworth Road, Ashby-De-La-Zouch, Leicestershire, LE65 2PR

HOWKINS &  
HARRISON

Ivanhoe Villa, 52 Tamworth Road  
Ashby-De-La-Zouch,  
Leicestershire, LE65 2PR

Guide Price: £695,000

A handsome, double fronted, substantial late Victorian period home dating back to 1876, offering beautifully presented and highly versatile accommodation arranged over three floors and extending to around 1914 sqft.

The property enjoys an attractive red brick façade with decorative stone detailing, bay windows and a wealth of kerb appeal, complemented by off-road parking to the front. A shared access driveway leads to timber gates which open into a private gravelled parking area to the rear, together with a landscaped garden featuring lawn, planted borders and a large outbuilding/wood store.

Internally, the accommodation includes three reception rooms, a kitchen, ground floor WC, six bedrooms and three bathrooms, making this an excellent family home within easy reach of Ashby-de-la-Zouch town centre.



## Location

52 Tamworth Road is situated in a well-established and convenient residential area on the outskirts of Ashby-de-la-Zouch, a highly regarded Leicestershire market town renowned for its blend of historic character and modern amenities. The property enjoys excellent access to the town centre, which offers a wide range of independent retailers, supermarkets, cafés, restaurants and public houses, together with schooling for all ages and a variety of recreational facilities. Ashby-de-la-Zouch is particularly well placed for commuters, benefiting from strong road links to the wider Midlands region whilst retaining a pleasant semi-rural setting with nearby countryside walks and open green spaces readily accessible.

### Travel Distances

A42 Junction 13 – 2.5 miles

Burton upon Trent – 9 miles

Tamworth – 12 miles

Loughborough – 14 miles

Derby – 18 miles

Leicester – 20 miles

East Midlands Airport – 11 miles

Birmingham – 33 miles



## Agents Comments

This exceptional late Victorian residence perfectly balances timeless period character with thoughtfully modernised living, creating a home ideally suited to contemporary family life. Retaining a wealth of original features including decorative mouldings, fireplaces, high ceilings, internal panelled doors and striking bay windows, the property has been sympathetically improved throughout to offer stylish yet practical accommodation extending across three impressive floors. Further enhancements include zoned underfloor heating to the kitchen and both front reception rooms, adding modern comfort alongside the retained period character.

The versatility of the layout provides flexibility for a variety of buyers, whether seeking extensive family accommodation, home working space or multi-generational living potential. In addition, full planning permission was granted in 2021 for the erection of a two storey rear extension, single storey rear extension, conversion of an existing outbuilding to an annexe together with the addition of a new carport/store to the rear curtilage, offering excellent scope for further enhancement if required.

Externally, the landscaped gardens, generous parking provisions and attractive setting further enhance the appeal, whilst the property's position places Ashby-de-la-Zouch town centre, local amenities and excellent commuter links all within easy reach.





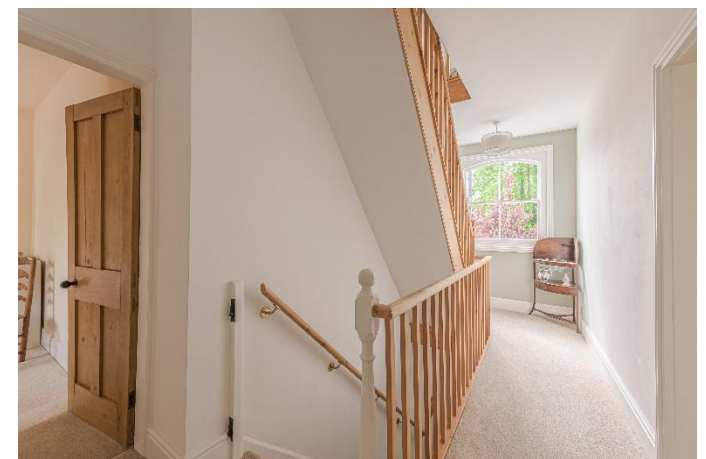
## Accommodation Details

The property is entered via an entrance door opening into a central reception hall with staircase rising to the first floor and access to the principal ground floor accommodation.

To the front elevation are bay fronted living and dining rooms, whilst an additional versatile reception room is currently utilised as a home office. The ground floor also benefits from a useful WC and a fitted kitchen positioned to the rear of the property, incorporating a breakfast island and providing direct access onto the rear garden.

To the first floor, the landing gives access to four bedrooms and a family bathroom. Bedroom three/dressing area also has the benefit of its own en-suite shower room.

The second floor provides two further bedrooms and an additional bathroom, offering flexible accommodation suitable for a variety of uses.



## Outside

Externally, the property benefits from off-road parking to the front together with a shared access driveway leading to timber gates and a private gravelled parking area to the rear. The rear garden is principally laid to lawn with planted borders, gravelled seating areas and a large garden outbuilding/log store.

## Planning Permission

Full planning permission was granted in 2021 for the erection of a two storey rear extension, single storey rear extension, conversion of an existing outbuilding to an annexe, addition of a new carport/store to rear curtilage.

Planning Reference Number - 21/01490/FUL

## 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

- Handsome late Victorian detached family residence
- Arranged over three spacious floors
- Attractive period façade with bay windows
- Three versatile reception rooms
- Six well-proportioned double bedrooms
- Landscaped rear garden with lawned areas
- Timber gates to gravelled rear parking
- Off-road parking to the property front
- Planning permission to extend to the rear
- Convenient access to Ashby town centre





## 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 are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

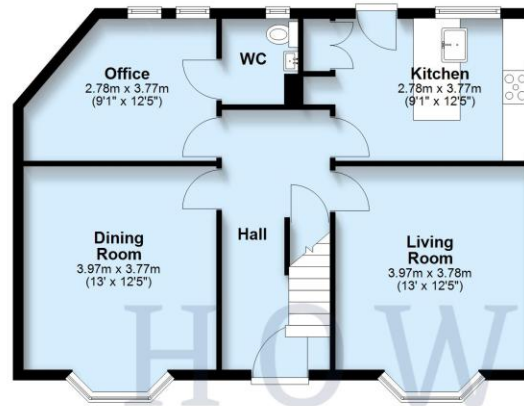
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

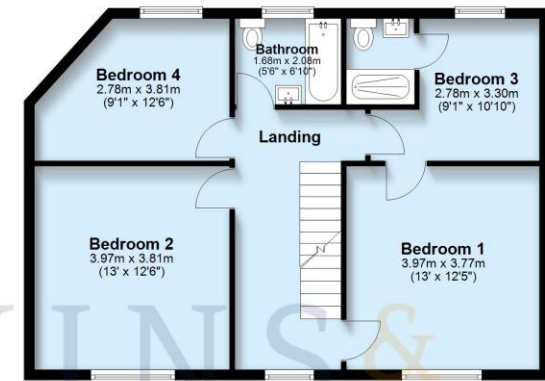
Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

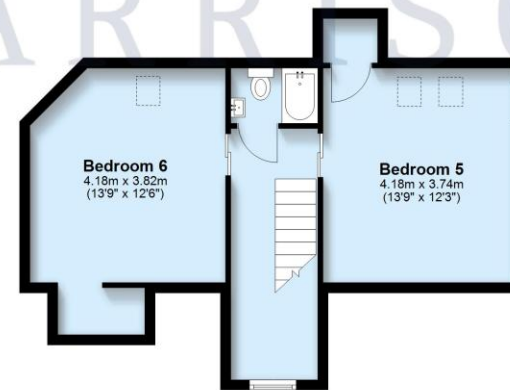
**Ground Floor**  
Approx. 66.8 sq. metres (718.6 sq. feet)



**First Floor**  
Approx. 66.2 sq. metres (712.9 sq. feet)



**Second Floor**  
Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 177.9 sq. metres (1914.8 sq. feet)

## Howkins & Harrison

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