

Alexanders
MarketMakers.

Station Road
Shackerstone

- Charming renovated three bedroom cottage
- Character features throughout
- Beautifully presented open-plan living space
- Three well-proportioned double bedrooms
- Substantial two-storey brick barn
- Detached insulated timber studio
- Sauna, gym and home office
- Outdoor shower and covered hot tub area
- EPC Rating E / Council Tax Band D / Freehold

Alexanders are delighted to present this charming three bedroom cottage, which has been tastefully renovated during its current ownership, successfully combining an abundance of character with modern comforts. The property offers beautifully presented accommodation, centred around a wonderful open-plan living and dining space featuring underfloor heating, with three well-proportioned double bedrooms arranged across the first floor.

Externally, the property offers further potential, with integral traditional brick built barns providing an exciting opportunity to extend and enhance the existing accommodation through conversion, subject to the necessary consents. The grounds also incorporate a superb detached timber studio, currently utilised as a workspace but offering excellent potential for use as a gym or home office, complete with its own sauna and outdoor shower.

Enjoying attractive views across the surrounding countryside, the property offers a particularly appealing combination of character, versatility and lifestyle appeal, all within the sought-after rural village of Shackerstone.













Accommodation:

The ground floor enjoys a beautifully presented open-plan layout, thoughtfully designed for modern living whilst retaining an abundance of character and charm. The stylish kitchen is fitted with a range of integrated appliances, including an Everhot electric range, and provides ample space for dining. The adjoining cosy sitting room is centred around an inset wood-burning stove with an attractive brick surround, creating a warm and inviting focal point. Character features are showcased throughout, including exposed beams, brickwork and traditional limestone flooring, underfloor heating runs throughout the ground-floor open-plan living space, providing additional comfort which adds to the property's distinctive appeal. A useful shower room and spacious utility room complete the ground floor accommodation.

Upstairs, the property continues to impress, offering three well-proportioned double bedrooms. The main bedroom benefits from bespoke fitted wardrobes, underfloor heating and attractive views across the neighbouring fields, whilst bedroom two also features useful fitted storage. All three bedrooms are served by a generous family bathroom, completing the first-floor accommodation.

Gardens and land:

To the front of the property, a hardstanding driveway provides parking for multiple vehicles. The grounds are further complemented by a range of useful outbuildings, most notably a substantial two-storey traditional brick barn extending to approximately 750 square feet. With existing internal access to the main house, the barn offers exciting potential for conversion and incorporation into the living accommodation, subject to the necessary building regulations.

In addition, a detached timber cabin extending to approximately 300 square feet is fully insulated and benefits from connected water, power and lighting. Offering excellent versatility, the space is currently arranged as a sauna, gym and home office, but could readily be adapted to suit a variety of requirements. Externally, a connected outdoor shower and covered area providing space for a hot tub create a wonderful setting for relaxation and entertaining.

The remainder of the plot is predominantly laid to lawn, offering plenty of space for growing vegetables, keeping chickens and simply enjoying the pleasant surroundings.

Location:

Located in the charming rural village of Shackerstone, the property enjoys a peaceful setting surrounded by open countryside, whilst remaining well placed for everyday convenience. The village is home to the well-regarded Rising Sun, a traditional country pub popular with locals and visitors alike, alongside the historic steam railway and the much-loved Wharf Farm Café, an ideal spot for relaxed breakfasts, lunches and coffee overlooking the canal. The nearby Ashby Canal also provides delightful towpath walks and a tranquil backdrop to village life.

A wider range of amenities can be found in nearby Market Bosworth, Hinckley and Ashby-de-la-Zouch, offering supermarkets, independent shops and everyday services. The area is also well served by reputable primary and secondary schools, with both independent and state options available in the surrounding villages and towns.

For commuters, there is convenient access to the A5, M69, M1 and M6, whilst rail services from Hinckley provide connections to Leicester and Birmingham, offering excellent regional connectivity.

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:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley Leics, LE10 0FR. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.


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

Heating is provided by an oil-fired central heating system.

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.

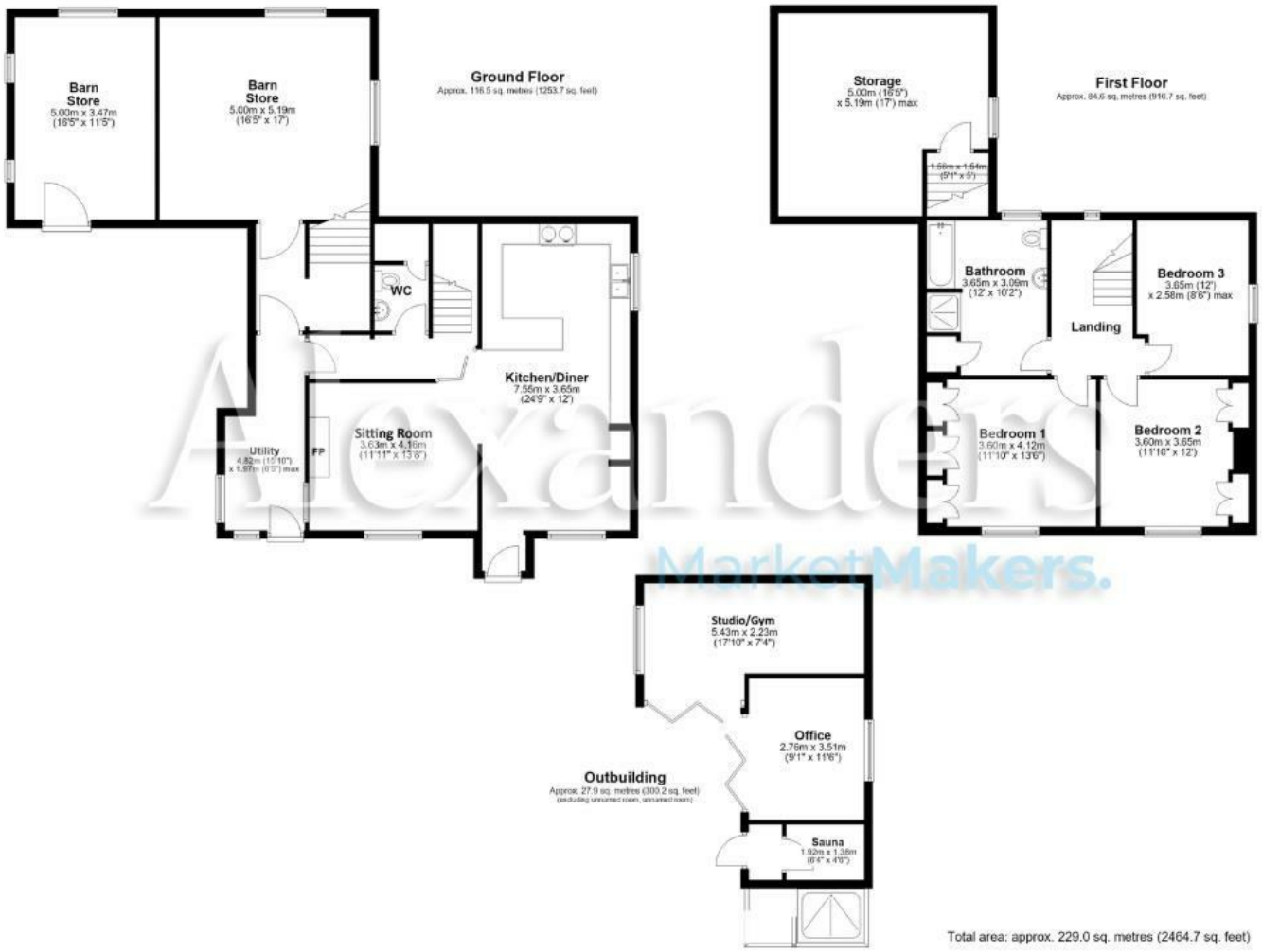
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

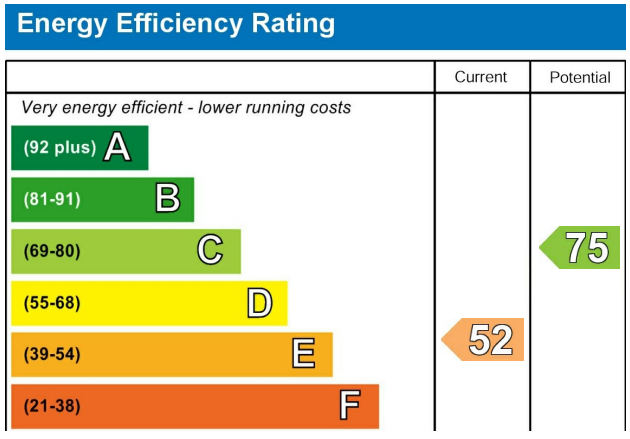
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search 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.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.









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