



Ormes Lane

Ratcliffe Culey

- Detached property at the end of a quiet cul de sac
- Prime Ratcliffe Culey location
- Large plot of land at over 1.1 acres
- Huge update/extension potential subject to consents
- Versatile adaptable living
- Established gardens
- Long driveway with double garage
- EPC Rating E / Council Tax Band G / Freehold

General Description

The property is in need of cosmetic upgrading but offers tremendous potential to redevelop or extend subject to necessary consents. Sitting neatly in the centre of this well planted mature plot, 'Fuschia Cottage' is accessed via a 200ft sweeping driveway leading to a detached double garage and the main house.

Accommodation

Internally, the property requires extensive modernisation to meet modern standards but offers huge potential to create a one of a kind country home. Currently, the living accommodation is laid across two floors with three bedrooms and the family bathrooms on the first floor. With three reception rooms, a further bedroom, wc and the kitchen/diner.

External

The plot is nothing short of impressive; a treelined driveway is flanked by well maintained lawns, established borders and is kept private by its' maturity of trees and hedging surrounding the perimeter, beyond the formal gardens is an orchard that in turn leads into more gardens that over the years have been unkept.



Location

'Fuschia Cottage' is located on Ormes Lane in the picturesque village of Ratcliffe Culey and is situated between Atherstone and Sheepy Magna. The village boasts an active community with the local All Saints Church and community centre. It also has the popular The Gate Inn pub as well as the village post office. The village is well positioned for commuting via M1, M69 and M42 motorway networks.

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

Freehold.

Local Authority

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

Viewings

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

Services

We are advised that mains gas, electricity, water, and drainage are connected.

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.





Total area: approx. 194.3 sq. metres (2091.7 sq. feet)



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