

Alexanders



Church Hill

Birstall



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- Quintessential chocolate box cottage
- Views towards the church
- Good plot with potential with no listings
- Planning consent gained for rear extension
- Three reception areas, three bedrooms
- Thatch roof recently renovated in November 2024
- Private gated driveway
- 110.8 square metres - 1193 square feet
- EPC Rating D / Council Tax Band D / Freehold

General Description

A quintessential chocolate box cottage tucked away behind a private gated driveway in the heart of this desirable conservation village, with stunning views towards the church and a sizeable plot, affording great potential to develop further.

Accommodation Summary

Entrance porch, sitting room, dining room, kitchen breakfast room, study, bathroom, two staircases, three bedrooms.

Outside, gated block-paved driveway to the front with mature borders. Private sunny cottage gardens, and a seating terrace accessible from the kitchen. Outbuilding is currently utilised as a utility store with water and electricity supply.

Location

The village centre has local amenities in the form of convenience stores, a garden centre, and a variety of other shops. There are excellent local schools on offer including Highcliffe Primary School, Riverside Primary School and The Cedars Academy. Watermead Country Park is a short walk away, with its beautiful scenery and variety of country walks and wildlife.



Agents Note

Quintessential chocolate box cottage with stunning gardens, not being listed, huge potential to develop further.

Viewing

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

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

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leicester, LE11 2TU (Tel: 01509 263151). Council Tax Band D.

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.

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. This evidence will be required prior to solicitors being instructed.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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Email: lbrsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.