

Alexanders

Cottesmore House

Callans Lane, Calke





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- Superb bespoke barn conversion
- Surrounded by woodland and farmland
- Nestled in between Staunton Harold Estate and National Trust woodland
- Private walled landscaped gardens
- Green shaker style kitchen with Aga range
- Open plan ground floor layout
- Four double bedrooms and two bath/shower rooms
- Gated gravel driveway
- EPC rating D (59) / Council Tax NWLDC Band F

General Description

Cottesmore House is one of a handful of bespoke barns and houses which were originally all part of Southwood Farm, affording beautiful views surrounded by farmland and woodland, nestled in between Staunton Harold Estate and National Trust woodland (part of the Calke Abbey estate).

Occupied by the current vendor since originally converted, Alexanders are delighted to be favoured with a rare and exciting instruction such as Cottesmore House, a superb four bedroom, two bathroom country home, nestled in the original 'Old Park Estate', the property affords stunning unspoiled views just four miles from the centre of Ashby-de-la-Zouch.

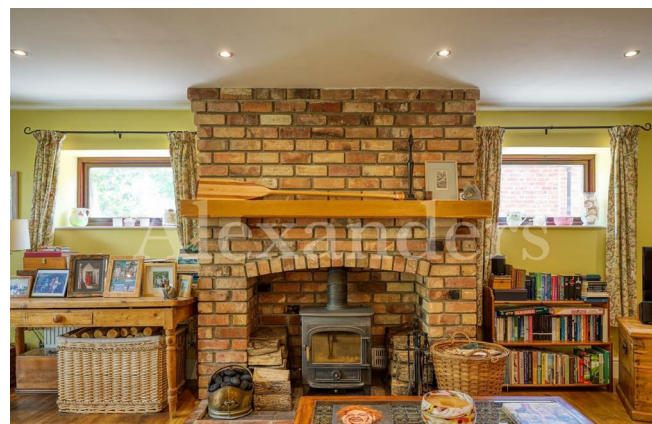
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Location

Cottesmore House is a stone's throw from the picturesque Calke Abbey and Staunton Harrold estate, in an area of protected countryside just 4 miles from the centre of Ashby-de-la-Zouch.

Distances

Ashby 3.9 miles • Derby 15.4 miles • Leicester 19.7 miles • Nottingham 20.6 miles • Birmingham 34.4 miles • Repton School 7 miles • Twycross House School 13.3 miles • East Midlands Airport 7.4 miles • East Midlands Parkway Railway Station 12.2 miles • Tamworth Railway Station 18.7 miles (Distances are approximate)





Accommodation

Internally, this lovely barn has been sympathetically modified and improved into a stunning family home, the ground floor boasts a beautiful open plan layout downstairs with a glazed elevation overlooking private walled gardens, with main features to the ground floor which include solid oak flooring, AGA range cooker and a multi fuel burning stove inset with a brick hearth and oak mantle-piece, full glazing to front looking over the private walled courtyard gardens.

The open plan living space is zoned into kitchen, dining area, and sitting room, doors to utility and WC. There is also space for a study area and oak stairs rising to the first floor.

Accessed via a spacious landing are four double bedrooms all with vaulted ceilings and able to house a double bed, with the main bedroom affording a three piece shower room. All other bedrooms are serviced by the family bathroom.

Gardens and Grounds

The barn is accessed via the private lane of 'Callans Lane' which over the past twelve months has been completely re-laid making vehicular access to this exclusive development easy.

Accessed from the lane to a five-bar gate giving access to a private driveway with off road parking for up to six vehicles, a large beautifully landscaped garden with post and rail fence highlights the perimeter, large shed base, oil tank and footings for a detached double garage which could be erected subject to any necessary planning consent.

A wooden gate leads from the driveway into a walled courtyard garden which has been landscaped affording total privacy, with various seating areas and flagstone pathways, bedding areas, a pond and two further access gates.

Tenure

Freehold.

Local Authority

North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville, Leicestershire, LE67 3FJ (Tel: 01530 454545). Council Tax Band: F.

Measurements

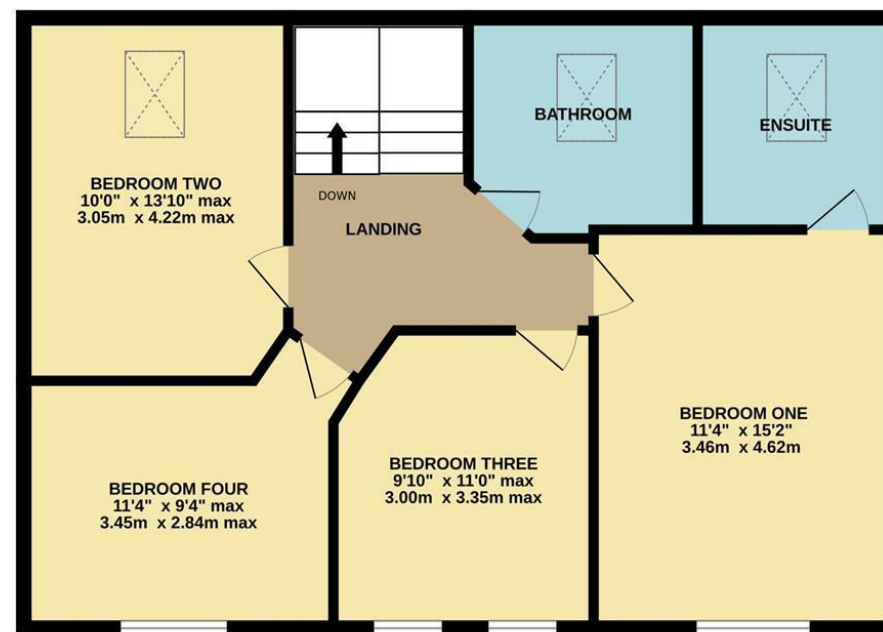
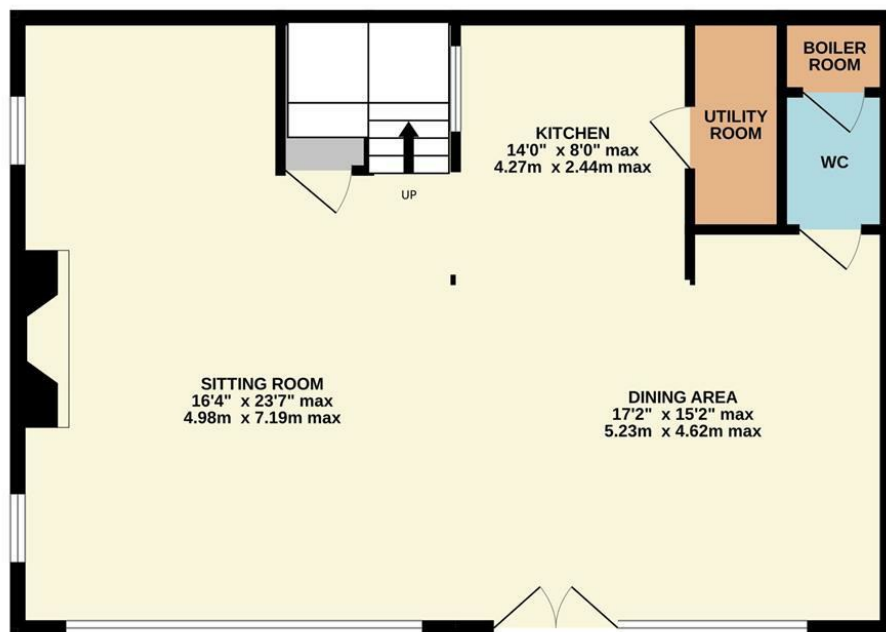
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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.







TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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.

