

# SUPERIOR HOMES

# ROYSTON & LUND



# Blackberry Cottage 3

| LE67 2PA

£469,995

RESERVED

Royston & Lund are delighted to be working with Peverill Homes at The Coppice, Ravenstone, an exclusive development of 35 properties in the heart of The National Forest Countryside.

The 'Ingleby' Plot 34 is the current Show House. This show house is sold with a package of additional fixtures and fittings including curtain, carpets, flooring and beds.

A four bedroom detached property boasting exceptional living space with a large kitchen/diner and family room with up to date built in appliances and separate utility room. There are French doors leading in to the garden. There is a separate lounge, with study area, as well as a downstairs WC.

The stairs, from the large entrance hall, lead to the 4 bedrooms, the master comprising of an en-suite as well as built in wardrobes. There are three further good sized bedrooms with one having a further en-suite bathroom. There is also a family bathroom.

There is a garden and single garage and driveway.

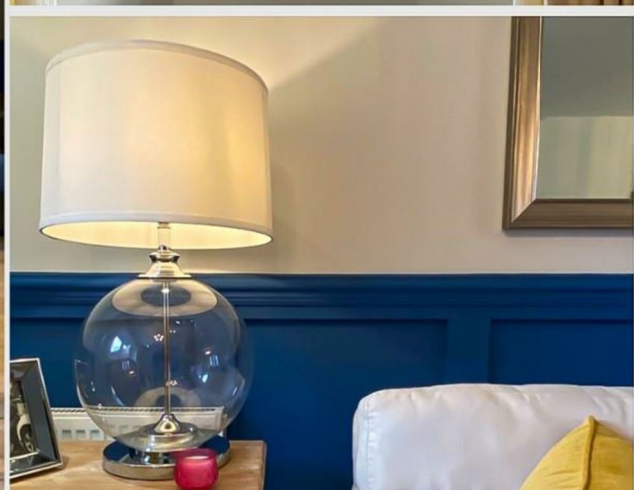
The property is situated in what was originally the Ravenstone Garden Centre, its location is close to woodland and countryside - a small and unique development.

\* Reservation required before 30.9.2023

\* T&C's apply

\*\*\* Disclaimer - Photos are not completely accurate of the individual property, but represent the fine architecture and design of The Coppice properties \*\*\*





- Current Show Home - 5% Deposit Paid
- Detached with 4 Bedrooms
- Family Bathroom & Two En-Suites
- Open Plan Kitchen Dining Area
- Study/Dining Room
- Separate Lounge
- Spacious Accommodation
- Located Close to Woodland Areas
- Freehold
- EPC Rating TBC





R  
&L

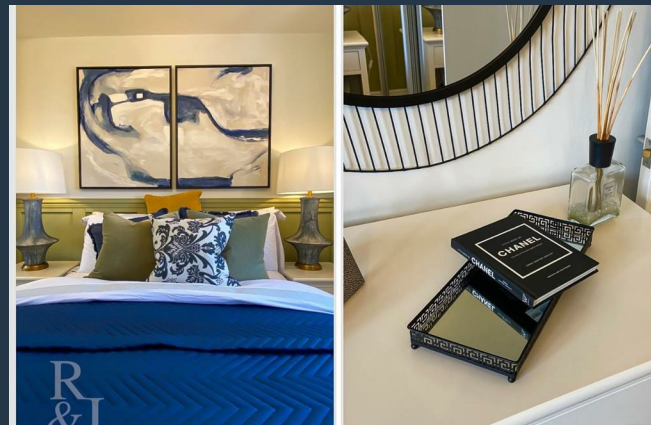
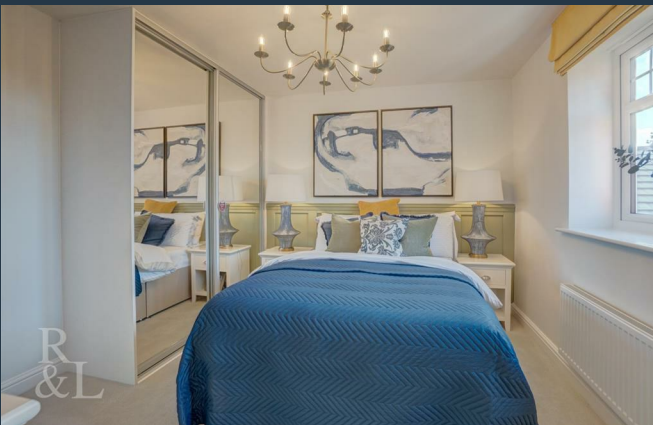




R  
&L

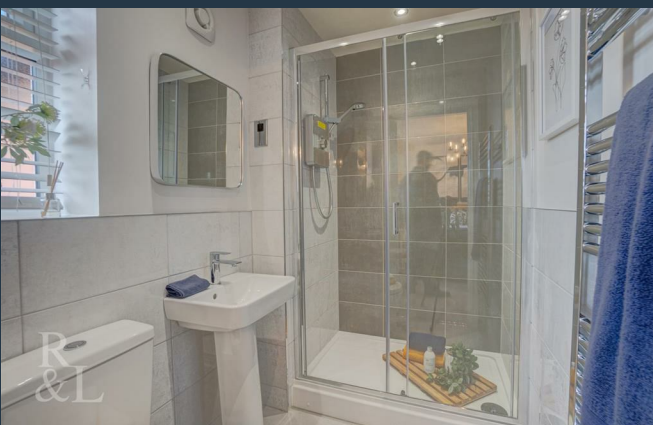


Ravenstone is a small, rural village within the heart of the National Forest. It has a population of 2,149 and is situated just off the A511 road between Coalville and Ashby-de-la-Zouch. The centre of the village has been designated a conservation area. The village boasts the highly regarded Woodstone Primary School.



Archaeological excavations carried out in 1981 to the south of the present village revealed the site of a Romano-British settlement. Evidence for iron smelting was found, along with kilns and coins dating from the late 3rd century. There is also evidence of a Roman road crossing the southern part of the parish and through the settlement. The settlement site was destroyed when around eight million tonnes of coal were extracted by opencast mining.

The area has since been returned to open fields and is now known as the Sence Valley Forest Park. It includes the River Sence and three major lakes, which attract a wide variety of wildfowl. Large areas of the site are planted with Corsican pine, larch and poplars.

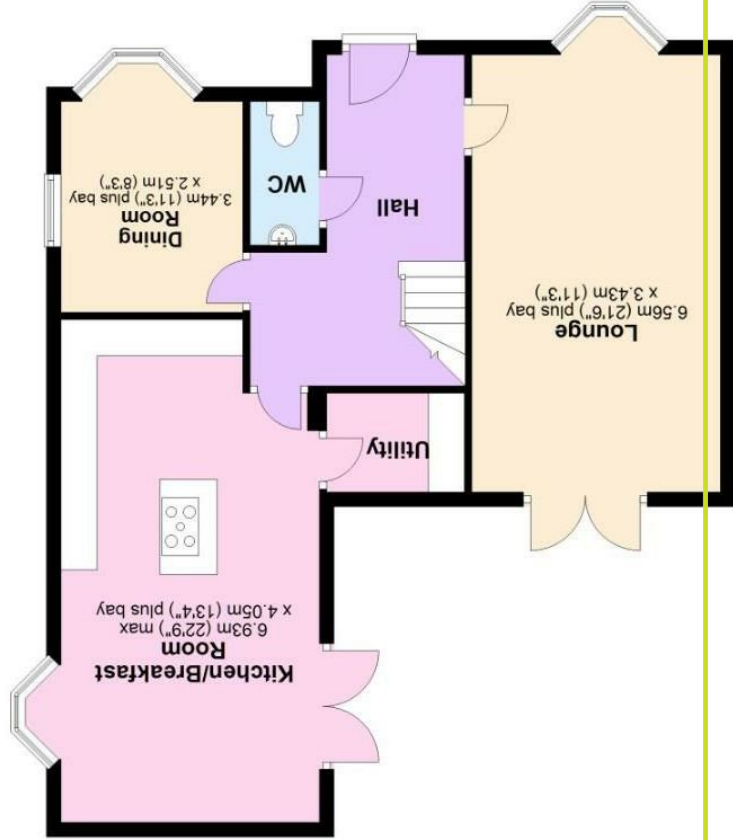
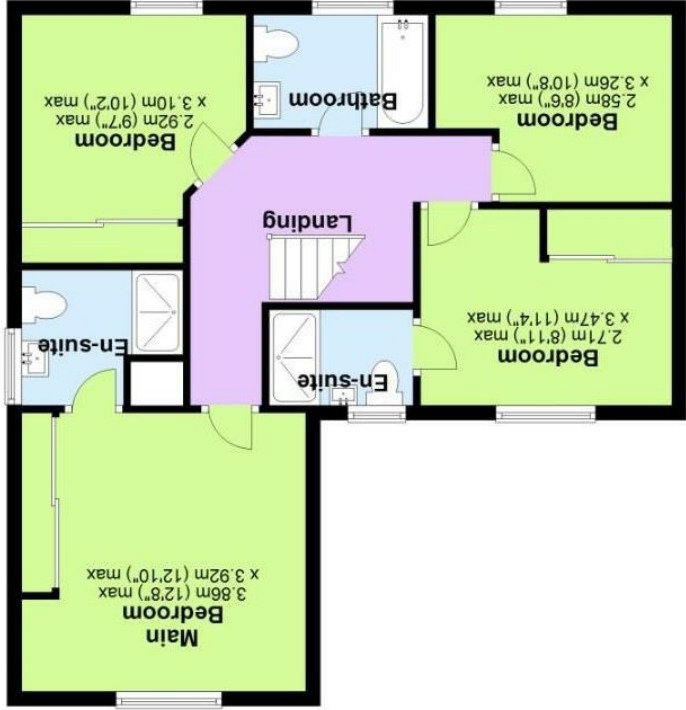


To the west of the village the Woodland Trust acquired adjoining agricultural land that became the Flagship Diamond Wood, a 186 hectares (460 acres) new woodland to celebrate the 2012 Diamond Jubilee of Queen Elizabeth II

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current

EPC



Total area: approx. 132.8 sq. metres (1429.9 sq. feet)

