



Jesmond Cottage, 13 Long Lane, Billesdon, Leicestershire, LE7 9AL

Offers in excess of £475,000

This charming four bedroomed 17th Century grade II Listed detached thatched crook cottage is nestled in desirable Billesdon. With a wealth of character and features, such as exposed beams and stonework, open fireplace, this house is believed to be one of the oldest in the village. The chocolate box thatched, canopied porch leads to a welcoming ground floor of two reception rooms, traditional cottage kitchen, dining room, shower room and lobby, while first floor offers four good sized bedrooms, generous landing/study area and family bathroom. Attractive cottage gardens surround the property. EPC rating E.





Charming cottage boasting a wealth of original features.

Location

The popular East Leicestershire village of Billesdon offers a range of local amenities including local shops, Post Office, public houses, primary school and parish church. Surrounded by scenic open countryside, just off the A47 the village is within easy reach of both Leicester City and Peterborough with Melton Mowbray, Oakham, Uppingham and Market Harborough no more than 30 minutes away. Mainline train services are found at both Leicester and Market Harborough with regular services to London St.Pancras.

Entrance

Accessed via a charming thatched canopied Storm Porch with pull chain door bell and external lantern through a panelled, glazed stable style door into a traditional cottage Entrance Hallway with exposed ceiling beams and stonework, window overlooking garden, radiator, staircase rising to first floor and ceramic tiled flooring with mat well.

Sitting Room

4.78m x 3.53m (15'8" x 11'7")

Classic cottage Sitting Room with wall light points, feature exposed beamed ceiling, Cotswold stone open fireplace with oak mantle, recessed double cabinet, two windows overlooking garden, radiator opening into:

Lounge

4.93m x 3.12m average (16'2" x 10'3" average)

A Charming living space with wall light points, exposed beamed ceiling, windows to side and rear elevations, recessed brick arched display unit with built in shelving and double cupboard, two further built in double cupboards and door leading to:

Lobby

1.91m x 1.78m (6'3" x 5'10")

With oak panelled entrance door and glazed side light, ceramic tiled flooring and door to:

Shower Room/WC

2.84m x 1.75m (9'4" x 5'9")

Ceiling and inset spotlight points, leaded panelled window with deep display sill to side elevation, three piece bathroom suite comprising of fully tiled shower cubicle with curved glass door, wash hand basin, low flush WC, chrome heated towel rail, extractor and ceramic tiled flooring.

Utility Store

1.60m x 1.68m (5'3" x 5'6")

Off Shower Room with pendant lighting, shelving, work surface with plumbing and recess for washing machine and tiled flooring.

Dining Room

3.96m x 2.90m (13'0" x 9'6")

Off the Entrance Hall with exposed beamed ceiling, two ceiling light points, French doors with matching side lights leading to gardens, radiator and a large under stair store cupboard with light point and shelving.

Kitchen

3.43m x 2.95m (11'3" x 9'8")

Ceiling spotlight, exposed beamed ceiling, windows to side and rear elevations overlooking gardens, radiator, ceramic tiled flooring and a range of oak fronted built in wall and base kitchen units offering a variety of drawer and cupboard storage, plate rack, oak trimmed laminate work surfaces, ceramic tiled surrounds, with integrated polycarbonate sink and drainer unit with mixer tap over, dishwasher, fridge freezer, double oven, grill, microwave and four ring gas hob with extractor over.

Landing

Pendant ceiling light point, cruck beam, window to side elevation and built in airing cupboard.

Bedroom One

3.86m x 3.96m (12'8" x 13'0")

Chandelier point, window overlooking gardens, radiator and a range of built in wardrobes, cupboards and wash hand basin in cabinet surround.

Family Bathroom

2.59m x 2.44m (8'6" x 8'0")

Spotlight, window to rear elevation, floor to ceiling ceramic tiled walls, traditional country style white five piece bathroom suite comprising of: timber panelled bath with gilt shower attachment and mixer tap over, pedestal wash hand basin, low flush WC, bidet, fully tiled shower cubicle, inset mirror and heated towel rail.

Rear Landing/Study Area

3.73m x 1.96m (12'3" x 6'5")

Strip lighting, exposed cruck beam ceiling, window to side elevation, access hatch to boarded loft with cruck beam and lighting.

Bedroom Two

3.35m x 3.05m (11'0" x 10'0")

Central ceiling light point, exposed crook beam, window overlooking garden, radiator, built in double wardrobe with storage cupboard over, recessed shelving and steps rising to useful storage area.

Bedroom Three

2.74m x 2.06m (9'0" x 6'9")

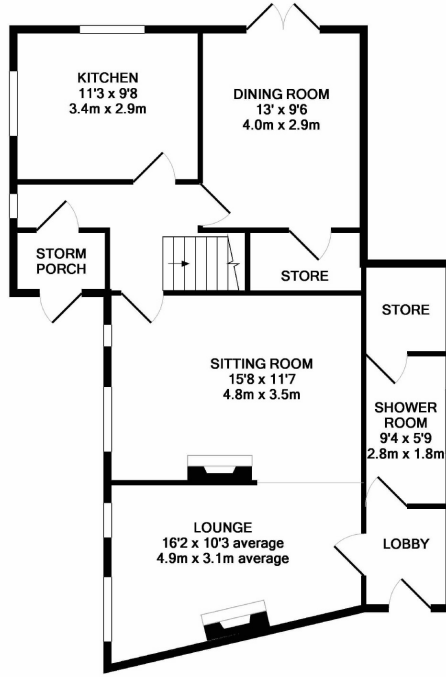
Central ceiling light point, window to front elevation, dado rail, radiator and recessed wardrobe with cupboard over.

Bedroom Four

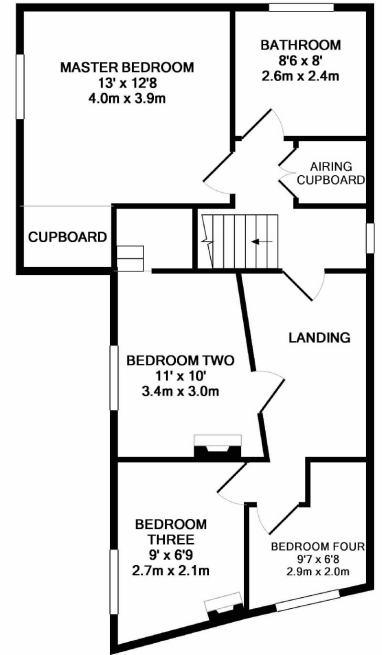
2.92m x 2.03m (9'7" x 6'8")

Central ceiling light point, window to front elevation, radiator and built in double wardrobe with cupboard over and shelving to side.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1981 SQ.FT. (184.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside

On a generous plot these delightful mature gardens are accessed via a wrought iron gate to the front of the house with paved path, gravelled bed with climbing roses, sloping lawn with retaining brick wall and raised beds with steps leading to a further lawned area.

To the rear of the property is a raised paved sun terrace with brick walled surrounds, beds of mature shrubs, plants and fruit trees, outside tap, lighting and feature barbecue. Currently under construction is a driveway leading up to a double garage with up and over door with a large annexe above, more details to follow.

Property Information Pack

An Information Pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com.

Directional Note

From the A6 south, turn left at traffic lights onto Stoughton Road, at roundabout take second exit onto Gartree Rd, at mini-roundabout take first left continue onto Gartree Road. Turn left onto Gaulby Lane (to Stoughton), at Stoughton turn left onto Church Lane and right fork onto Thurnby Lane (to A47), continue onto Stoughton Road, right bend through Thurnby onto main Street to Uppingham Road (A47). Turn right onto A47 and continue on A47 through Houghton on the Hill. Turn right off A47 onto Leicester Road (Billesdon). In Billesdon take fourth road on left onto Long Lane and the property is on the left hand side.

SAT NAV: LE7 9AL

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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Fothergill Wyatt

Estate Agents and Chartered Surveyors

26 Allandale Road
Stoneygate

Leicester LE2 2DA

T 0116 270 5900

F 0116 274 5732

info@fothergillwyatt.com

www.fothergillwyatt.com