



JESMOND COTTAGE

13, LONG LANE, BILLESDON, LE7 9AL

NO CHAIN £475,000

ANDREW GRANGER & CO

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A delightful 4 bedroomed 17th Century Grade II Listed detached thatched cottage of immense charm and character, with a brand new spacious double garage having an internal staircase rising to a large office/games room, situated within one of east Leicestershire's most desirable villages.

Believed to be one of the oldest houses in the village, the property retains a wealth of exposed beams and some exposed stonework, and is approached via a thatched canopy porch entrance and entrance hall with staircase off, charming sitting room with substantial beamed ceiling and attractive stone built open fireplace, open plan lounge with built-in range of cupboards, front entrance hall with oak panelled entrance door, shower room/w.c. with utility store off. To the rear of the cottage is a separate dining room with beamed ceiling, large under stairs store cupboard and French double doors leading out to the gardens, and the kitchen is fitted with oak fronted units and has built-in appliances.



On the upper floor off a central landing with exposed cruck beam and built-in airing cupboard is the master bedroom with built-in range of wardrobes and wash hand basin within cabinet surround, enjoying views over the gardens, and family bathroom with five piece suite including a bidet and fully tiled shower cubicle. There is a spacious rear landing currently used as a study area which has an access hatch to the boarded roof space, and there are 3 further bedrooms each with built-in wardrobes.

Most attractive gardens of good size approached via a wrought iron gate to the front with paved path and sun terracing, gravelled borders with climbing roses, sloping lawn with winding path leading to the top of the garden where a brand new spacious double garage has been built, having an internal staircase rising to a spacious office/games room with potential. Immediately to the rear of the cottage is a paved patio with retaining walls and shrub beds with a variety of fruit trees.

LOCATION

The property is located within walking distance of the heart of the highly desirable east Leicestershire village of Billesdon which has excellent day to day amenities including a local shop, post office, public houses, a reputable primary school, leisure centre and fine parish church. There are many scenic walks around the village, and the property is surrounded by delightful open countryside. Located just off the A47, the village has access to the city of Leicester and Peterborough, together with the neighbouring centres of Melton Mowbray, Oakham, Uppingham



and Market Harborough. Nearby road networks include the M1/A1, with both Market Harborough and Leicester having mainline rail services to London St Pancras with its Eurostar link.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. The property may be approached from Market Harborough via the Melton Road (B6047) passing through the villages of Church Langton, Tur Langton and Three Gates. Before reaching the A47, turn left into the village via Rolleston Road, continuing along Church Street, and on reaching Marketplace, proceed straight over onto Long Lane with the property located on the left hand side.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, this charming cottage comprises

GROUND FLOOR

THATCHED PORCH ENTRANCE

With pull chain door bell, external lantern light.

HALL

Panelled and glazed stable type entrance door, ceramic tiled flooring with matwell, exposed beams and stonework, window overlooking the garden, radiator and staircase off.

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

Substantial beamed ceiling, two windows overlooking the gardens, attractive stone built open fireplace with oak mantle, recessed double cabinet, wall light points and radiator. Open plan to

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

Beamed ceiling, windows to two elevations with views over the gardens, radiator, recessed double cupboard with display shelving over beneath a brick arch, two further double cupboards, wall light points.

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

With oak panelled entrance door with glazed side screen, ceramic tiled floor, door to

SHOWER ROOM/W.C. 9'4" x 5'9" (2.84m x 1.75m)

White suite comprising fully tiled shower cubicle, curved glazed door, wash hand basin, low flush w.c., multi pane glazed window with deep display sill, ceramic tiled flooring, chrome heated towel radiator and extractor fan.



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

With plumbing facilities for automatic washing machine, shelving, working surface and tiled floor.

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

Located off the rear hall with beamed ceiling, French double doors and matching side screens leading out to the gardens, radiator, large under stairs store cupboard with shelving and light point.

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

Range of oak fronted built-in units comprising base and wall cupboards, several drawers, plate display rack, oak trimmed working surfaces, ceramic tiled surrounds, sink unit with central waste bowl and mixer tap over, integral dishwasher and fridge/freezer, built-in double oven, grill, microwave, four ring gas hob unit, canopy extractor hood over, radiator, windows to two elevations with views over the gardens, ceramic tiled floor and beamed ceiling.

FIRST FLOOR

LANDING

With cruck beam, window and built-in airing cupboard.

BEDROOM 1 12'8" x 13'0" (3.86m x 3.96m)

Range of built-in wardrobes, cupboards, wash hand basin within cabinet surround, window overlooking the gardens and radiator.

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

White five piece suite comprising panelled bath, mixer tap over with shower attachment, wash hand basin, bidet, fully tiled shower cubicle, low flush w.c., rear window, ceramic tiled walls, inset mirror and heated towel radiator.

REAR LANDING/STUDY AREA 12'3" x 6'5" (3.73m x 1.96m)

With exposed cruck beam, window, access hatch to boarded roof space with cruck beam and light point.

BEDROOM 2 11'0" x 10'0" (3.35m x 3.05m)

Exposed cruck beam with steps rising to useful storage area, built-in double wardrobe with cupboard over, recessed shelving, window overlooking the garden and radiator.

BEDROOM 3 9'0" x 6'9" (2.74m x 2.06m)

With radiator, window to front, recessed wardrobe with cupboard over and dado rail.

BEDROOM 4 9'7" x 6'8" (2.92m x 2.03m)

Built-in double wardrobe, cupboard over, shelving to side, window and radiator.





OUTSIDE

Delightful gardens of excellent size with wrought iron hand gate to front of house, paved path and sun terrace, gravelled bed with climbing roses, sloping lawn with retaining wall and raised beds, winding path rising to further lawned area.

Immediately to the rear of the cottage is a raised paved sun terrace with walled surrounds and flower and shrub beds, climbing plants and fruit trees, steps rise to lawned area, outside tap, lighting and feature barbeque.

DOUBLE GARAGE 20' x 19'10" (6.10m x 6.05m)

A newly build double garage with 2 remote control up and over doors to the front approached via the shared driveway. Internally, there is a wooden staircase rising to a LARGE OFFICE/GAMES ROOM offering excellent potential, having a double glazed window to the gable end, and 4 double glazed sky lights. A door to the half landing leads out to the gardens, with a winding path leading down to the cottage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E

COUNCIL TAX

Council Tax Band F - For further information contact Harborough District Council 01858 828282

STAMP DUTY RATES

You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.



LOCATION



Ground Floor

Floor Area (Gross Internal) 78.0 sq. m. (840 sq. ft.) approx

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First Floor

Floor Area (Gross Internal) 68.0 sq. m. (732 sq. ft.) approx

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