



Townend House, Main Street
Cossington

Townend House, Main Street Cossington LE7 4UU

for sale
£1,200,000



Property Description

Townend House is a substantial (approx. 4000 sq-ft), Grade II listed period family home in a highly sought after village location with landscaped, south facing, walled garden, double garage & ample off-road parking. The property is beautifully presented and offers a wealth of period features which must be viewed to be fully appreciated. Ground floor accommodation briefly comprises:- Spacious entrance hallway with tiled flooring, cloaks/ W.C, cellar, bespoke fitted living kitchen with living, dining and cooking areas, utility room, dining room and lounge. To the first floor there are six double bedrooms, dressing room/ potential seventh bedroom, two en suites and a family bathroom. To the front of the property is a well-maintained, gravelled fore-garden with a pathway leading to the front entrance door, path to the side of the property leads to a courtyard area which offers ample off-road parking and leads to a set of remote-access timber drive gates. Beyond the gates is additional off-road parking and double garage. A particular feature of the property is a stunning approx. 1/3 of an acre south facing walled garden which is laid mainly to lawn with a variety of mature shrubs and trees and a paved patio area that can be accessed via the kitchen, lounge and dining room.

Area Information

Cossington is a highly desirable village nestled within the north Leicestershire countryside between Leicester and Loughborough. The village itself offers a variety of amenities including a pub/restaurant, village church and recently extended primary school. A wider range of amenities can be found in the neighbouring villages of Sileby, Rothley and Syston and the nearby A46 provides fast access to Leicester, Nottingham, M1(J21) and M69. The market towns of Loughborough and Melton Mowbray are also within easy reach.

Entrance Hallway

Having timber entrance door with inset glass panel, timber window to the front elevation, central heating radiator, walls finished with picture rail, tiled flooring and door leading to:-

Cloaks/ W.C

Having low level W.C, wash hand basin fitted to vanity unit with storage beneath, opaque window to the side elevation and central heating radiator.

Cellar

14' 5" x 18' 2" max (4.39m x 5.54m max)

Having plumbing for fridge/ freezer, boiler and two opaque windows to the side elevation.

Study

10' 9" x 14' 3" (3.28m x 4.34m)

Having central heating radiator, window to the front elevation, feature fireplace and walls finished with picture rail.

Living/kitchen/dining

25' 4" x 18' 2" (7.72m x 5.54m)

A bespoke fitted kitchen with a range of matching wall and base units with Quartz work surfaces over and matching up stands centre island unit with storage beneath and underfloor heating. Fitted with a range of high quality appliances comprising:- dishwasher, microwave, electric fan assisted Rangemaster oven with six burner gas hob and tiled splashback, Belfast sink unit with Quooker boiling water tap over, waste disposal and American style fridge/ freezer incorporated to units. There is a timber window to the front and side with original fitted shutters as well as a door giving access into the garden.

To the dining area is a timber window to the front elevation with original fitted shutters, central heating radiator and feature fireplace.

Utility

Fitted with a range of matching wall and base units with Quartz work surfaces over and underfloor heating, Belfast sink unit with chrome mixer tap over and space for washer/ dryer. There are timber windows to the front side and rear elevation, exposed brickwork and beamed ceilings.

Dining Room

19' 4" x 15' (5.89m x 4.57m)

Having two timber windows to the side elevation giving aspect to the garden with original fitted shutters, feature fireplace, two central heating radiators, walls finished with picture rail coving to the ceiling.

Lounge

16' 1" x 19' 3" (4.90m x 5.87m)

Having a timber door to the side elevation giving access into the garden, timber window the side elevation with original fitted shutters, two centre heating radiators, feature fire place, walls finished with picture rail and coving to the ceiling.

First Floor Landing

To the left wing of the property there is loft access, central heating radiator, a timber window to the side elevation and then leading to bedroom two and the master suite. To the right wing of the property there are three central heating radiators and two side elevation timber windows giving an aspect of the garden and one timber window to the front elevation, useful built in storage cupboard and walls finished with dado rail.

Master Bedroom

13' 8" x 19' 8" (4.17m x 5.99m)

Having two central heating radiators, timber windows to the side elevation giving aspect over the garden, coving to the ceiling, built in wardrobes and a door leading to:

En Suite

Having a three piece suite consisting of a double width glazed shower cubicle, fully tiled to the walls with chrome shower with rain head and additional shower attachment, low level W.C , pedestal wash hand basin with chrome mix tap, opaque window to the side elevation, chrome heated towel rail, spot lights to the ceiling, extractor fan and airing cupboard, part tiled walls and electric underfloor heating.

Bedroom

15' 3" x 16' 4" (4.65m x 4.98m)

Having feature fireplace, built in storage, central heating radiator, two timber windows to the side elevation giving an aspect over the garden, walls finished with picture rail, coving to ceiling and door leading to:

En Suite

Having a three piece suite with double width tiled shower cubicle with chrome rain head shower and additional shower attachment, low level W.C, pedestal wash hand basin with chrome mix tap, central heating radiator, part tiled walls, timber window to the side elevation, tiled flooring and electric underfloor heating.

Bedroom/ Dressing Room

14' 8" x 7' 2" (4.47m x 2.18m)

Having a central heating radiator and timber window to the front elevation.

Bedroom

10' 8" x 14' 4" (3.25m x 4.37m)

Having a central heating radiator, timber window to the front elevation and walls finished with picture rail

Bedroom

9' 9" x 14' 4" (2.97m x 4.37m)

Having a central heating radiator, a feature fireplace, timber window to the front elevation and built in wardrobes.

Bedroom

11' 3" x 14' 6" (3.43m x 4.42m)

Having a central heating radiator, a feature fireplace, built in wardrobes and a timber window to the front elevation.

Bedroom

6' 9" x 9' 8" (2.06m x 2.95m)

Having central heating radiator and timber window to the side elevation.

Family Bathroom

Having a modern four piece white suite with a glazed shower cubicle with chromerain head shower and additional attachment, a free standing bath with chrome mixer tap, low level W.C and twin wash hand basins inset to vanity unit with storage beneath and chrome mix tap, central heating radiator, electric underfloor heating, timber window to the front elevation, opaque window to the side elevation and built in airing cupboard.

Double Garage

19' 3" x 10' 4" (5.87m x 3.15m)

Split in two, second side is 17'7 x 10'4

Having light, power, plumbing and over-head storage.

Outside

To the front of the property is a well-maintained, gravelled fore-garden with a pathway leading to the front entrance door. To the side is a courtyard area which offers off-road parking and access to a double opening, remote-control accessed timber drive gates which lead to additional off-road parking and double garage. The rear walled, south facing garden is a particular feature of the property being approx. 1/3 of an acre and laid mainly to lawn with a variety of mature shrubs and borders, there is a children's play area and a paved patio that can be accessed via the kitchen, lounge or dining room. The garden is south facing and must be viewed to be fully appreciated.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: Exempt

Tenure: Freehold

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