



- Substantial 5 Bedroom Property
- Large Well-Designed Kitchen
- 4 Bathrooms incl 3 en-suite
- Original Features incl Stain Glass Windows
- 3 Generous Reception Rooms
- Drive with Parking for 3 Vehicles
- Garage/Workshop/Roof Terrace
- In the heart of a Market Town
- Business Opportunity

This charming family home, known as The Clockmaker's House, is in the historic centre of the cherished market town of Ashby-de-la-Zouch. This is the former home of the locally renowned 18th century clockmaker, Robert Pegg. An example of his work remains at the home to this day. The property is located less than 100 meters walk to the castle grounds or to Market Street where you will find a host of boutique businesses, independent shops, restaurants, an indoor market and many other local amenities.

A well-presented, quirky and characterful property incorporated over three floors of living space which includes a large Charnwood fitted kitchen with dining area, the heart of the home. In addition, there are a further three spacious reception rooms and five stylish double bedrooms, three with en-suite. Outside is a driveway with parking for three vehicles plus additional local parking permits registered to the property owner. There is also a small courtyard adjacent to the double garage with roof terrace above which is ideal for outdoor dining during the summer months.

This is a lifestyle opportunity for those wishing to live in a beautiful family home in a conservation area in this popular market town.

Positioned in the National Forest, Ashby benefits from good transport links including access to East Midlands Airport. Junction 13 of the A42, leading to the M1 and the M42 Motorway network is only 1 mile away. The desirable local schools are close by as are surgeries, dental practices, leisure centre and even a Lido.

Interestingly, there may also be a business opportunity for those looking to run a Bed and Breakfast as the current owners are doing. Details of the Bed and Breakfast can be provided on request. It is noteworthy that the owners current living space is impressive and independent of the guest rooms. Each is served by private access points and separate stairways. Viewing is highly recommended.

This property was originally advertised by this agent on 2 February 2020 however on 24 March we were instructed to stop advertising on the portals due to Covid 19. Following new instructions from the vendor the property was re-advertised on the portals again on 30 August 2020.

Viewing:

By appointment only. If you would like to view this property, please call Harrison Thorn Ltd direct.

Fixtures, Fittings and Appliance:

Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order or included in the sale.

Photographs:

It should not be assumed that items shown in our photographs are included in the sale of the property. Photographs showing vehicle registrations have been altered to disguise the registration details.

Measurements:

Where applicable, we have taken every care to ensure the dimensions for the property are true however, they should be treated as approximations and for general guidance only. If measurements have been shown, they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

Money Laundering:

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

General:

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. Buyers are responsible for ensuring that suggested conversions, extensions or ways to add value to a property through development comply with building regulations and the necessary planning permission will or has been granted. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Price: £625000

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