







\*\*\*\* IMPRESSIVE FOUR STOREY THREE BEDROOM GRADE II LISTED PROPERTY FULL OF CHARACTER AND CHARM \*\*\* This is a beautifully presented property in the heart of the historic village of Castle Donington with views over St Edwards Church \*\*\*\* The street level, ground floor offers a sitting room with feature log burner and fitted dining kitchen. The basement offers 2 rooms with vaulted ceilings and exposed brick, original bakers oven and a recently discovered well. A further reception room or bedroom and bathroom with bath and separate shower is located on the first floor. Finally the second floor offers two further bedrooms. Outside offers a utility room, enclosed yard garden and a further enclosed garden and two more outbuildings. The current owners have in the past two years completed a damp proof course and had new roofs on the outbuildings.



## INTRODUCTION

This is a rare opportunity to purchase a grade II character cottage over four floors and dating back to the 1800s. The cottage offers a perfect balance of modern living yet retains the quirkiness and character. Overlooking St Edwards church and its grounds and is located in the heart of the village.

Castle Donington is a popular and vibrant location with a full range of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

- New roof installed on all outhouses
- Garden boundaries created with new fencing and submitted to the Land Registry
- Log burner installed (multi fuel), chimney stack repaired, and chimney caged
- General maintenance carried out on the main property roof in 2025
- Ground floor damp proofed in 2023 by Preserva with a twenty year guarantee
- Timber inspection completed in 2023; all timbers reported as healthy with no issues
- New Victorian style radiators installed throughout the property, with all plumbing checked
- Full level three survey carried out by the current owners at the end of 2023.

### Property Facts

- Former village bakery
- Grade two listed cottage dating back to around 1810
- Three bedroom mid terrace arranged over four floors
- Views overlooking St Edwards Church

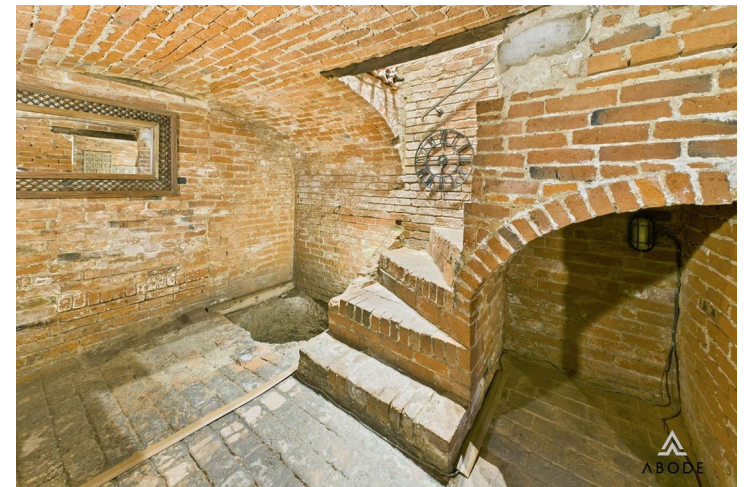
## LOUNGE

Entrance door into the lounge with feature fireplace with multi fuel burner and beam mantle, oak flooring. Lounge - Timber framed sash window with secondary double glazing, exposed ceiling beams, radiator and latch key door to -



## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Integrated dishwasher, space for a fridge freezer and a space for a cooker with fitted extractor fan. Stairs to the first floor, door to the stairs down to the basement, cast iron style radiator window to the rear and a door onto the yard giving access to the utility room.











## BASEMENT

Two rooms, the first accessed from the stair case, vaulted exposed brick, built in storage, original bakers oven and a well. Door way to the second cellar room also vaulted and exposed brick, storage cupboards and a window up to the street level. Both rooms have power and lights.

## FIRST FLOOR LANDING

Stairs to the second floor, good size storage cupboard and latch key doors to -

## BEDROOM/RECEPTION ROOM

Sash window with secondary double glazing offering lovely views, exposed ceiling beams and a cast iron style radiator.

## BATHROOM

Bath with central taps, shower cubicle with mains shower, vanity sink unit with wash hand basin and storage, low flush wc, heated towel rails, window, airing cupboard and storage behind the mirror.

## SECOND FLOOR

### BEDROOM

Window with secondary double glazing, radiator, exposed beams and loft access.

### BEDROOM

Exposed beams, window with secondary double glazing and a radiator.

## OUTSIDE

Enclosed yard perfect for alfresco dining, gate giving access to the garden and a door into the utility room.

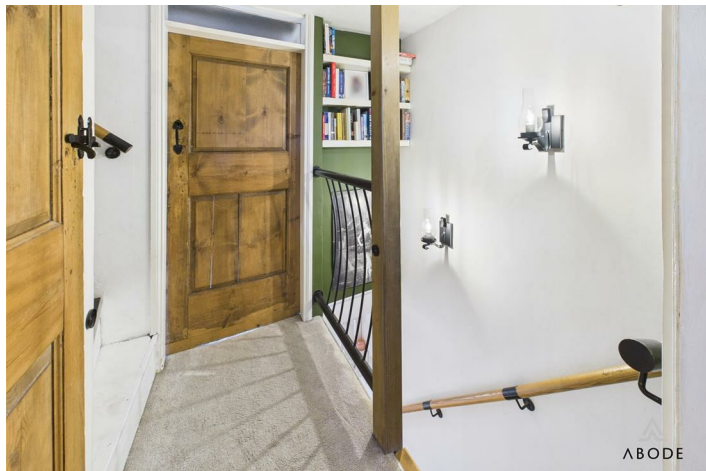
Further 2 outbuildings and an enclosed garden offering stone and paved seating areas and timber pergola.

## UTILITY ROOM

Power and light, space and plumbing for washing machine and space for further white goods, useful boot and utility room.















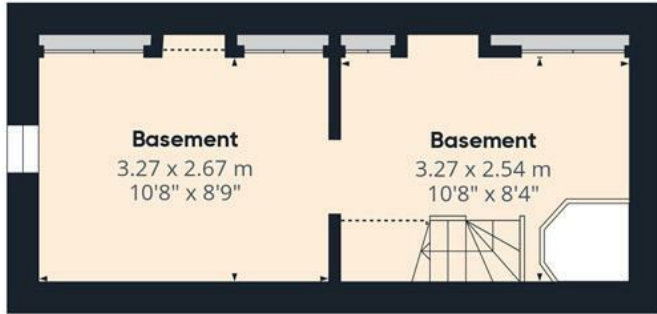












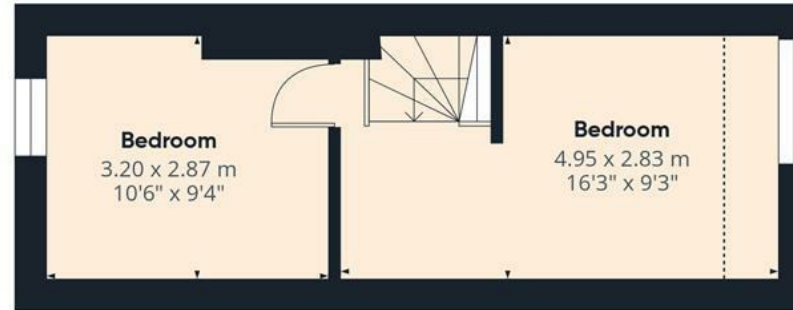
Floor 0 Building 1



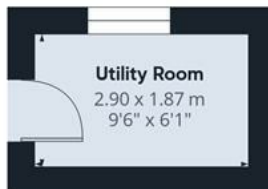
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

87.1 m<sup>2</sup>

938 ft<sup>2</sup>

**Reduced headroom**

2.4 m<sup>2</sup>

25 ft<sup>2</sup>

(1) Excluding balconies and terraces

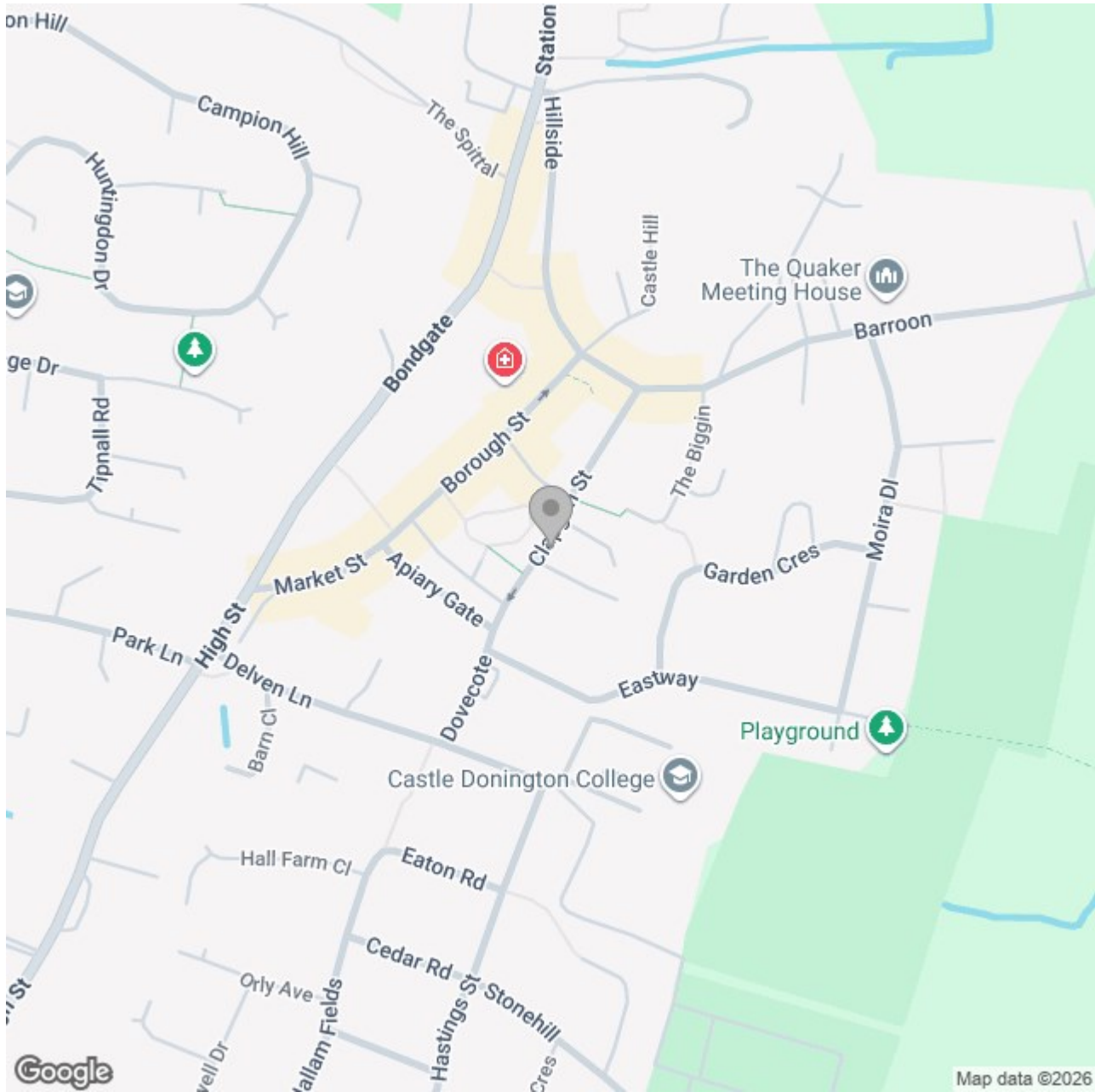
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 