

Holders

A Modern Estate Agent



8 Cravens Rough, Ulverscroft, LE67 9PF

Offers over £450,000

Holdings are delighted to present this charming two bedroom lodge being brought to the market for the first time since first built in 1928. Situated in a spectacular position in the Charnwood Forest whilst still being a stones throw from Bradgate Park and the Charnwood Villages. The property occupies a great sized extremely private plot with potential for further development subject to the necessary planning consents.

Summary

Nestled in the tranquil and sought after Cravens Rough area of Ulverscroft, Cravens Rough offers a very unique opportunity to acquire a detached property in a peaceful rural setting. The property is set well back from the road on a private gated driveway of only 7 other properties, providing a sense of privacy and seclusion.

Upon entry to the property you find yourself in the lovely open plan kitchen/living/dining room. Filled with natural light from two sets of patio doors and skylights this is a fantastic space for entertaining. The kitchen is fitted with a modern range of wall and base units and plentiful countertop space. Integrated eye level ovens, induction hob with tiled splash back and island/breakfast bar incorporating a sink drainer with seating the other side.

Moving out of the kitchen you find a great space currently set up as a lounge/dining area with small circular dining table. There is a lounge/seating area adjacent to this next to the patio doors out to the garden. Whilst all being in one room there is enough space to allow that separation between areas particularly with how our current vendors have it set up.

On this floor there are two spacious bedrooms with views out to the woodland gardens. There is a mezzanine floor accessed via a ladder.

Outside you will find the property well set back from the road in an extremely private and serene woodland setting. There is a car port to the side. Wrap around woodland gardens encapsulate the cabin and provide a beautiful outlook all year round.

This property offers great scope for redevelopment to suit the buyers needs, two other properties on this address have had planning permission accepted to build new dwellings.

Agents note: This property is classed as non standard construction, we work with a mortgage advisor with suitable lenders so please get in touch if this is required. The property has mains electricity and water with LPG for the heating and a private cesspit for the drainage.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

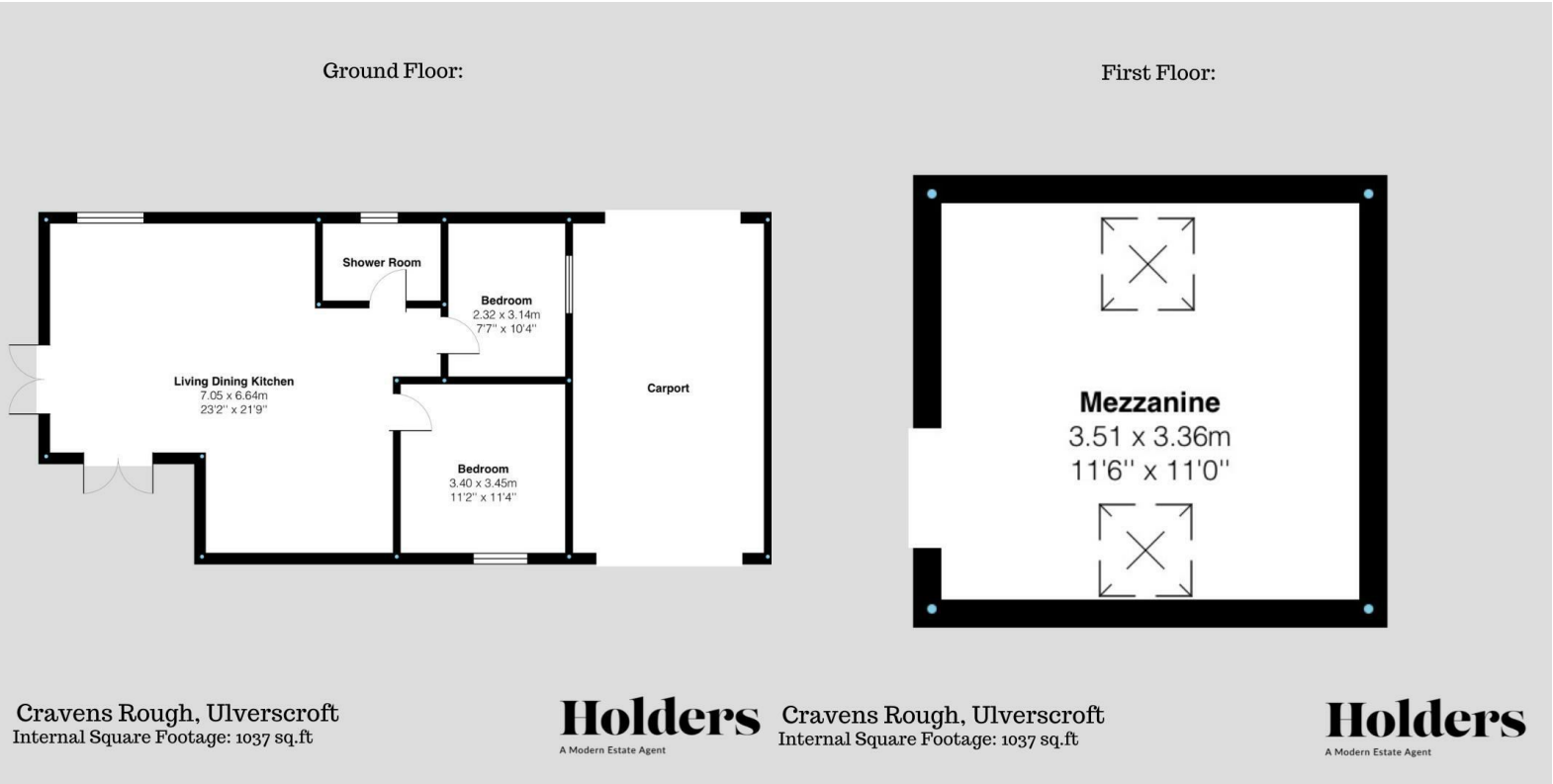
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

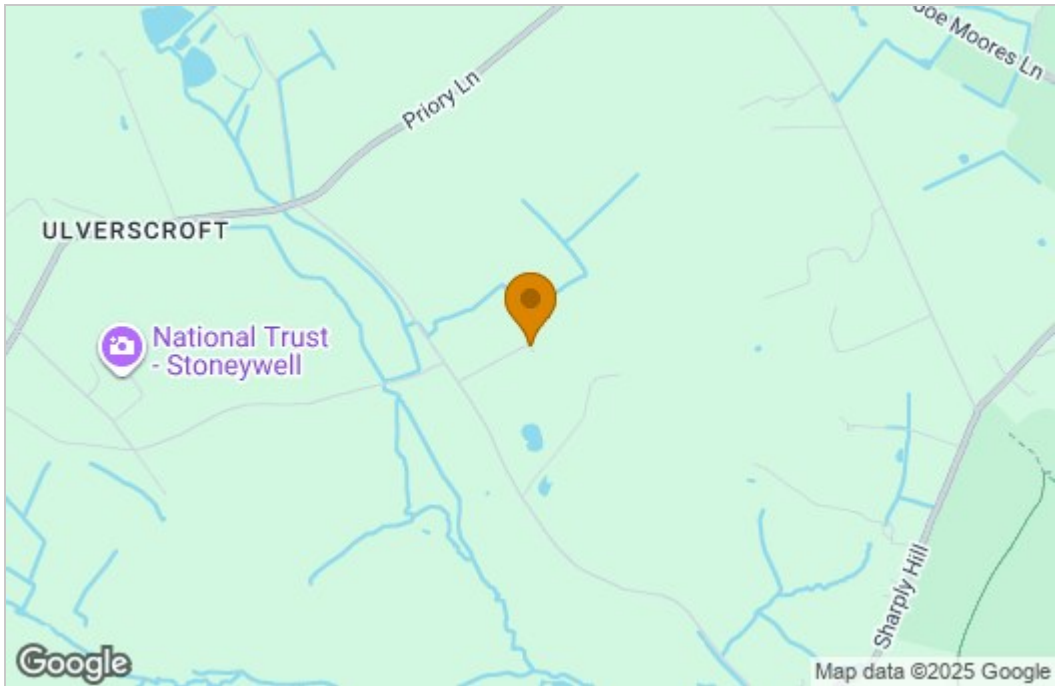
Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

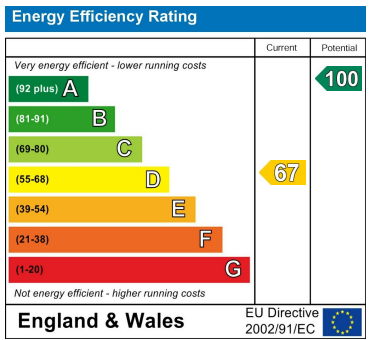
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.