



Little Brockey Farm Barwell Road,
Kirkby Mallory,
LE9 7QA





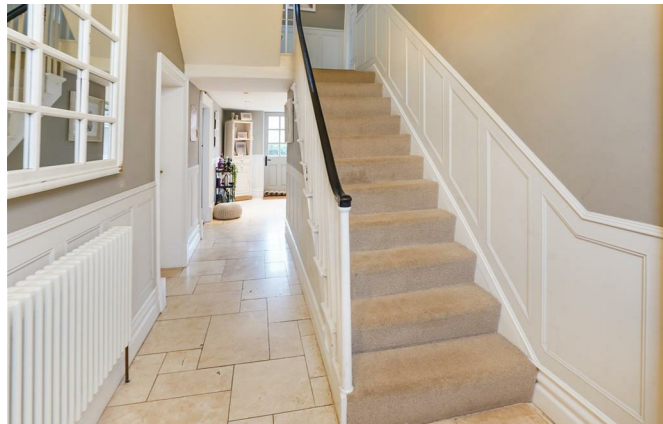
£1,325,000

GENERAL

Little Brockey Farm is a fine Georgian farmhouse in a lovely country setting with approximately 6 acres of paddocks. The house, which has superb country views from all the principal rooms, has been beautifully styled by the present owners and has been significantly improved and renovated over the years. There are two elegant reception rooms with high ceilings and cornicing, a snug with inglenook, games room and wonderful living kitchen. Five double bedrooms (one of which has an en-suite) and two bathrooms are spread over two floors. It should also be noted there is a cellar. The property also offers the potential to create an Annexe (subject to obtaining the necessary planning consents). Outside there are gardens, a stable yard and 6 acres of paddocks.

LOCATION

Little Brockey Farm is located midway between the villages of Kirkby Mallory and Barwell. The village of Kirkby Mallory has a village shop and restaurant and there are more comprehensive amenities in Barwell. The house is well located for access to the motorway network. Market Bosworth is nearby and is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month.



THE HOUSE

The accommodation is arranged over three floors as follows. Front door with fan light over opens into the reception hall.

RECEPTION HALL

A magnificent introduction to the house with the original staircase rising to the first floor with tiled floor, central heating radiator and door to the CELLAR.

SITTING ROOM

14'7" x 14'5"

A charming room with cornicing to the ceiling and contemporary panelling to the walls. There is a wood burning stove, timber boarded floor, window seat and central heating radiator.

DINING ROOM

14'3" x 14'

A handsome room currently used as a home office. There is a period fireplace with cupboards and shelving to either side, cornicing to the ceiling and contemporary panelling to the walls.

SNUG

15'1" x 11'10"

A lovely cosy room with the original inglenook which now houses a wood burning stove with cupboards to either side. There is a quarry tiled floor, traditional radiator and door to the living kitchen.

LIVING KITCHEN

27'3" x 17'6" red to 12'4"

A wonderful open plan living space which is very much the heart of the house. The kitchen area is fitted with a comprehensive range of base and wall cabinets with painted fronts and granite worktops with a fashionable resin finish. There is a Range style cooker by "Aga" with an over mantle and extractor, a breakfast bar and a stable door opens to the courtyard.

In the living area, there is a high vaulted ceiling which gives a real feeling of space and a wood burning stove. French doors open onto the terrace.

UTILITY ROOM

15' x 8'7" max

Opens off the Reception Hall. There is a generous range of base units with an oak work surface and double porcelain sink. A brick thrawl runs along one wall. Opening off the utility room is the REAR HALL.

REAR HALL

Opening off the rear passage is the cloakroom and Games Room.

CLOAKROOM

Low flush lavatory, wash hand basin and back lit mirror.

GAMES ROOM

17'8" x 15'4"

A room with potential for any number of uses. French doors opening onto a deck and door to the store. There is an electric radiator.

STORE

16'1" x 11'8"

ON THE FIRST FLOOR

Stairs rise from the reception hall via a lower landing to the main first floor landing.

FIRST FLOOR LANDING

A magnificent landing with sash window from which the amazing views can be enjoyed.

BEDROOM ONE

14'10" x 14'8"

A beautifully decorated room with contemporary panelling to the feature wall. There is a traditional fire surround. Central heating radiator. (Fire not in working order)

BEDROOM TWO

14'10" x 14'8"

There are superb country views. A period cast iron fireplace and central heating radiator. (Fireplace not in working order)

LOWER LANDING

Opening off the lower landing are the principal bathroom and bedroom three.

BEDROOM THREE

14'8" x 12'

A delightful room with part panelled walls, central heating radiator.



EN-SUITE

Shower enclosure with rainfall and hand held shower attachments. Traditional wash hand basin and low flush lavatory. Chrome ladder style towel rail with tiling to the floor and walls.

FAMILY BATHROOM

12'6" x 12'

A luxurious bathroom with slipper bath, large walk in shower enclosure with rainfall and hand held shower attachments, two wash hand basins with mirror over, traditional heated towel rail and separate central heating radiator.

ON THE SECOND FLOOR

Stairs rise from the first floor landing via a half landing off which a large LOFT ROOM can be accessed.

BEDROOM FOUR

14'10" x 14'8"

Traditional fire surround. Central heating radiator. (fireplace not in working order)

BEDROOM FIVE

14'9" x 14'8"

A pretty room with panelling to one wall, traditional fire surround, central heating radiator. (Fireplace not in working order).

BATHROOM

Suite comparing panelled bath with shower over, wash handbasin and low flush lavatory.

OUTSIDE

The house is well set back from the road and is approached along a shared private drive. Electric gates open onto an extensive parking area to the side of the house.

PADDOCKS AND STABLEYARD

There are six acres of pastureland to the South and East of the house divided in to four paddocks. The present owners have built a stable block comprising two Loose Boxes and a Tackroom.

GARDENS

There is a large terrace at the rear of the house with a pergola to the side which is a perfect for outdoor dining and entertaining. There is a hot tub included in the sale which comfortably seats 6. Adjoining the stable yard is a vegetable garden with storage shed. There is an established orchard including a variety of apple, plum, pear, cherry and elderflower trees.

IMPORTANT NOTES

We understand that there is a covenant which precludes the owner from using the property for trade and manufacture business purposes.

A public footpath runs through one of the 4 paddocks.

The owner is responsible for contributing to the upkeep of the shared farm track which leads to the house.

There is a private drainage system. Hinckley & Bosworth Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	















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