



Broomhill Farmhouse Desford Lane,  
Peckleton,  
Leics, LE9 7RB





£975,000

#### GENERAL

Broomhill Farmhouse is an impressive property which has been re-modelled with considerable style by the present owners. The house is in a fabulous country setting with superb far reaching views. The light filled accommodation briefly includes on the ground floor a sensational 33' sitting room, dining room and kitchen. There are four bedrooms together with two luxurious bathrooms. Outside there is a two bed roomed annexe and gardens.

A particular feature of the property is the impressive portal frame storage shed providing approximately 2400 sq ft (226 sq m) of space.

It should be noted that there is also planning consent (23/00202/HOU) for a substantial two storey extension which would comprise a magnificent master bedroom suite and additional reception room.



## LOCATION

Peckleton is a pretty village located midway between Hinckley and Leicester. It is well located for access to the motorway network including the M1 and M69. There are a comprehensive range of shops and schools in the nearby village of Desford. The historic town of Market Bosworth is a few miles to the West which is home to the highly regarded Dixie Grammar School. There are also some fine restaurants, a marina and various sports clubs. There is a high speed rail service to London St Pancras from Leicester and from Nuneaton, there is a rail service into London Euston. Birmingham International Airport is also within easy distance.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into Reception Hall.

## RECEPTION HALL

Flagstone tiling to the floor with an oak staircase rising to first floor. Opening off the reception hall are the principal rooms.

## SITTING ROOM

33'3" x 14'10"

A sensational room with oak boarded floor, beamed ceiling and French doors opening into the garden. The focal point is the wood burning stove and there are two central heating radiators.

## DINING ROOM

15'3" x 11'9"

With full height windows overlooking the courtyard, beamed ceiling, oak shelving and central heating radiator.

## LIVING KITCHEN

18'6" x 11'8"

There is a real feeling of space in the living kitchen as there is a full height ceiling. There is a comprehensive range of fitted base and wall units with an inset stainless

steel double sink and drainer unit with mixer tap over. Integrated appliances include a single oven and an electric hob with extractor over. There are two roof lights and a PANTRY. Door to the utility.

## UTILITY ROOM

11'0" x 8'0"

Limestone flags to the floor. There is plumbing for a washing machine and the utility houses the "Bosch Junkers" boiler.

## BATHROOM

13'9" x 7'3"

A luxurious bathroom with a suite comprising a panelled bath with mixer tap, wash hand basin set on counter top, ladder style towel rail. There are display shelves with LED lighting and two built in mirrors. Tiling to the floor and walls.

## ON THE FIRST FLOOR

The oak flight staircase with LED lighting and glass balustrade rises to the galleried landing.

## GALLERIED LANDING

An impressive space with a glass balustrade.

## MASTER BEDROOM

15'4" x 15'1"

A beautiful light room with windows to three sides. There is a bank of fitted wardrobes, oak boarded floor and central heating radiator.

## BEDROOM TWO

15'4" x 15'1"

Spectacular country views, oak boarded floor. Central heating radiator.

## BEDROOM THREE

15'5" x 8'0"

Oak boarded floor. Central heating radiator.

## BEDROOM FOUR

12'1" x 7'6"

Central heating radiator.

## FAMILY BATHROOM

15'1" x 7'6"

Suite comprising a corner bath on raised plinth, walk in shower enclosure, low flush lavatory, pedestal wash basin and central heating radiator. Tiling to the walls and floor.



## OUTSIDE

The house is set well back from the road and is approached along a long shared drive leading to the block paved courtyard.

## THE ANNEXE

Door into the open plan living kitchen, stairs rising to the first floor and door to WC. On the first floor there are two bedrooms and a Shower room.

## PORTAL FRAME SHED

53'6" x 45'7"

The shed has potential for a wide variety of uses (subject to planning). Roller shutter door. There is a lean to with additional storage or indeed space for garaging.

## THE GARDEN

There is a lovely lawned garden to the rear.

Immediately adjoining the house is a large patio part of which forms the foundation for the potential two storey extension.

## COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band G (main house)

Annexe: Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	61
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	















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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
 Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
 Sales: **0116 2796543**

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