



Lisvane
Broughton Lane | Leire | Leicestershire | LE17 5HA

FINE & COUNTRY

LISVANE



Built in 1910 this spacious and impressive house has been updated and extended by the current owners and now offers 5 double bedrooms & 4 reception rooms, generous gardens, a 2 acre paddock, double garage and ample parking.



KEY FEATURES

Lisvane has been a much loved home for the past 28 years and the current owners have transformed it in that time. In addition to extending the property they have also completely updated the internal workings in addition to windows, ceilings and insulation resulting in a modern, comfortable home. The accommodation is spacious and abundant with 2 dining rooms, a family snug, sitting room and a useful inner reception area that would make a useful play area. There is a spacious kitchen with separate utility and downstairs shower room.

Ground Floor.

A glazed porch with double doors provide shelter from the elements and leads to the welcoming front entrance. As you step inside the entrance hall you get the sense of the charm of the property from its Victorian origins. Stairs rise to the first floor with doors leading to one of the 2 dining rooms and family room/snug. Both of these rooms are situated at the front of the property and have large picture windows allowing the natural light to flood in. The kitchen/breakfast is perfectly placed at the rear of the house and has a large picture window looking out onto the garden and paddock beyond. The kitchen has a good range of white base and eye level units with space for a cooker and dishwasher and a good size pantry. The separate utility room provides additional storage and houses the glow-worm boiler with the second Vailant Ecotec pro boiler housed in the garage. A rear door leads to the patio and garden.

The main sitting room is a spacious room with two picture windows overlooking the garden. There is an inset gas fire set within an impressive marble surround and hearth creating a lovely feature within the room. Double doors flow into the second dining area with French doors leading out to the patio. The inner hall would make a great play area or perhaps an office area.





SELLER INSIGHT

“ It was the charming character of this place which first attracted us to the property,” say the current owners of Lisvane. “We had been living in another house in the village and were keen to stay nearby, so were delighted when the opportunity to buy Lisvane arose.”

Since moving in, the owners have made extensive improvements to the property. “Another key attraction for us was the potential for expansion,” they say. “So, having completed all the necessary renovations for an old house such as this - floors, walls, ceilings, new central heating - we proceeded to double the size of the living accommodation, transforming a 3 bedroom cottage into a spacious 5 bedroom home. This has been wonderful for when our family and grandchildren have come to stay, and we all have many fond memories of happy times spent together here”

Indeed, this is the perfect property for everyday life and entertaining alike. “The lounge is a lovely place to sit day to day and simply gaze out over the garden and fields beyond,” the owners say, “and we use the balcony all year round, come rain or shine. The house really comes alive when it is full of people, particularly at Christmas time when it is festooned for the festive season. As well as countless family gatherings, we have hosted summer work events here too, with a marquee in the garden.”

“The gardens serve as an extension of the indoor living spaces,” the owners continue, “whether for grandchildren to run around, or sitting and enjoying the sun to the rear during the day and at the front in the evening. The back garden is mostly laid to lawn with some trees and the annual daffodils popping up each Spring. To the front of the house is a beautiful magnolia tree, which is so magnificent when in bloom that passers-by stop to take photographs of it!”

The local area has much to offer, too. “Having lived in the village for 40 years, we shall miss it dearly,” the owners say. “The village itself is very pretty and quiet, with its village hall and church, and all the houses being different to one another. There are two pubs in the village with a friendly sense of community, as well as a popular riding school to make the most of all the picturesque trails in the area. There are good primary and secondary schools close by, and a range of shops and amenities in nearby Broughton Astley and Lutterworth. Transport links are excellent, too, whether by rail from Narborough, Hinkley or Rugby, or by road, with easy access to motorway networks.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

From the lovely landing area doors lead to Bedrooms 3 & 4 and the spacious family bathroom. Both double bedrooms they have front facing windows and built in wardrobes. The spacious bathroom comprises enclosed shower cubicle with low level WC, integrated bath, bidet and pedestal hand basin. There is a range of decorative half wall tiles and rear window. From the landing a door leads to the inner landing doors leading out onto the impressive balcony, a lovely place to enjoy your morning coffee and admire the views across the garden and paddock beyond. Bedroom 5 is currently being used as a useful home office and has a window overlooking the frontage. Bedroom 2 is another good double bedroom with a generous range of built in wardrobes and two windows also looking over the frontage. The main bedroom also has a generous range of built in wardrobes and walk-in wardrobes with a rear window and en-suite comprising a large walk in shower with sliding panel door, low level WC, pedestal hand basin and rear window.













Rear Garden

To the rear of the property is the generous garden, laid mainly to lawn and having a large patio area with double timber gates on both sides of the property providing excellent access to the garden and paddock beyond.

Paddock

The paddock was purchased in 2012 and would be ideal for a couple of ponies or to enjoy a game of football. The land does have a Restrictive Covenant regarding buildings (further details available) however this does not include agricultural buildings or stables. There is also an Overage Clause which was on the land when purchased which runs for 30 years and refers to a 30% clawback in the uplift of the value should development be granted.

Garages & Parking

To the front of the property there is a large gravel driveway with parking for a minimum of 4 cars and access to the two single garages having automatic roller doors. The garage has light and power connected. On either side of the property there are double timber gates providing access to the garden and paddock beyond.

Front Garden

As well as the gravel driveway the front garden also has an area laid to lawn and a very impressive Magnolia tree.









LOCATION

The village of Leire lies in the county of Leicestershire, near to the geographic centre of England and has easy access to the A5, M1, M6, M69 and the nearby Cities and Towns of Leicester, Rugby, Coventry, Market Harborough and Lutterworth. The name of Leire is thought to originate from the old British name for the river Soar - which was at different times Leir, Leyre and Legre - a tributary of which has its source to the south of the village. Today the village possesses two public houses, both of which are also restaurants, namely The Queen's Arms and The Crab & Cow.



INFORMATION

Services.

Gas, Mains Water, Mains Electric,

Local Authority.

Harborough District Council 01858 828282

Council Tax Band - F

Viewing Arrangements.

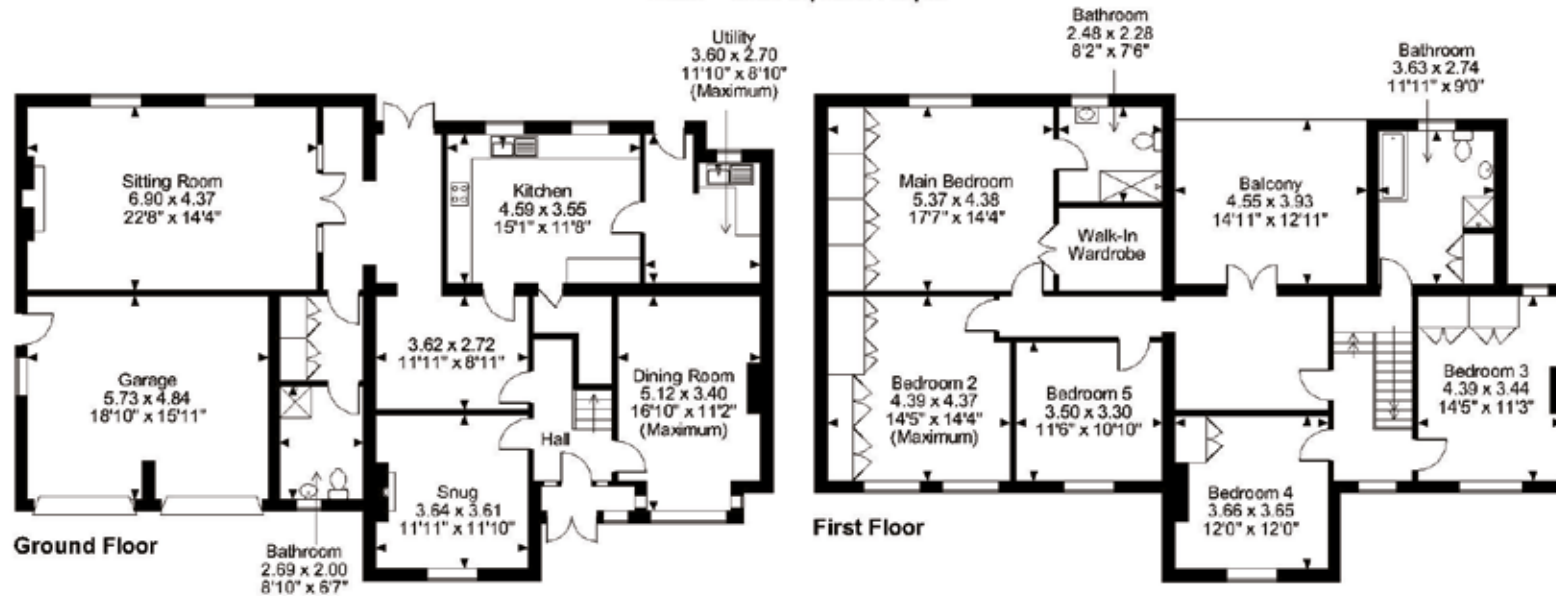
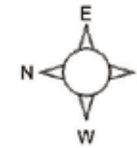
Strictly via the vendors sole agents Fine & Country on (01788) 820062.

- Spacious Detached 5 Bedroom Property with 2 acre paddock.
- Five Bedrooms (1Ensuite).
- Sitting Room, Family Room, 2 Dining Rooms & play area.
- Kitchen/Breakfast with Separate Utility.
- Downstairs shower room & Family Bathroom
- Large East facing Gardens with Patio Area.
- Double Garage & Ample Parking.
- Freehold.

Guide price £1,000,000



Lisvane Broughton Lane, Leire, Lutterworth
Approximate Gross Internal Area
Main House = 2835 Sq Ft/263 Sq M
Garage = 299 Sq Ft/28 Sq M
Balcony external area = 190 Sq Ft/18 Sq M
Total = 3134 Sq Ft/291 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8517090/MKB





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Rugby on



Fine & Country
5 Regent Street, Rugby, Warwickshire CV21 2PE
Liz: 07811 121363 | Nicola: 07976 453573 | lizandnicola@fineandcountry.com

