



The Old Stable Yard  
4 Peveril Road | Ashby Magna | Lutterworth | Leicestershire | LE17 5NQ

# THE OLD STABLE YARD

*This is a substantial 5 bedroomed family house full of character, extending to just under 4,000 sq. ft. of living accommodation. Converted from former stables, it is centred around a beautiful courtyard, within the highly sought after south Leicestershire village of Ashby Magna.*



# KEY FEATURES

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- Generous floor plan with versatile layout and beautiful rural outlook, combining countryside calm with modern comfort.
- Spacious kitchen is the social heart of the home, perfect for family gatherings and entertaining.
- Large lounge ideal for celebrations, from lively parties to cosy Christmas days by the fire.
- Layout works perfectly for multi-generational living, offering shared spaces and private areas.
- Bright, naturally lit rooms throughout — no dark corners, just inviting, uplifting spaces.
- Courtyard is perfect for summer barbecues and gatherings, with a peaceful raised garden and ample parking.
- Thoughtful upgrades including open-plan kitchen/diner, new flooring, redecorating, and conversion of storerooms into living spaces, plus a courtyard fish pond.
- Welcoming village community with regular events, open green spaces, great countryside walks, nearby amenities, and excellent local gastro pubs.







# SELLER INSIGHT

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*When we first discovered this home, what struck us most was the sheer sense of space and versatility it offered. The generous floor plan, adaptable layout, and beautiful rural outlook made it feel like the perfect balance between countryside serenity and modern comfort.*

*Over the years, we've truly made the most of every corner. The kitchen has become the heart of the home — a wonderfully social space where family and friends naturally gather. The lounge, with its open feel and inviting ambience, has hosted countless celebrations — from lively parties to cosy Christmas days by a roaring fire. It's a home that lends itself effortlessly to entertaining yet still provides the intimacy and comfort that makes everyday life so enjoyable.*

*We've found the layout ideal for multi-generational living, with plenty of room for everyone to enjoy time together or retreat for privacy when needed. It's not so much a house with an annexe, but two homes that work beautifully as one.*

*Light flows naturally through every room, giving the house a bright and uplifting feel. Despite its size, there are no dark corners — just warm, inviting spaces that evolve beautifully with the seasons.*

*Outside, the courtyard is a true highlight — the perfect setting for summer barbecues and larger gatherings, while the raised garden beyond provides a more tranquil space to unwind. Parking is never an issue, with ample space for several vehicles — a rare benefit in any village.*

*We've made a number of thoughtful improvements during our time here, including combining the kitchen and dining room to create a fabulous open-plan living area, installing new flooring throughout, and redecorating to refresh the home's character. Three former storerooms were transformed into two generous living spaces, and even the courtyard gained a peaceful new fish pond — all completed within the last three years.*

*The village itself has such a warm and welcoming feel. It's a small community, yet everyone is wonderfully friendly without being intrusive. There's a real sense of togetherness here — from the monthly breakfast events at the village hall to quiz nights, live music, comedy evenings, and the annual street fair that fills Peveril Road with stalls, entertainment, and street food. It's the kind of place where horses, dogs, and cats are part of daily life, and neighbours wave as they pass on horseback.*

*We love the surrounding area too — the village offers open green spaces for walking the dog or watching the children play, and there are plenty of countryside footpaths and byways to explore. Everyday amenities are close by, with supermarkets just five minutes away and larger retail parks like Fosse Park and Elliott's Field within twenty minutes. Excellent gastro pubs can be found in the nearby villages, making dining out a real pleasure.*

*This house has given us countless memories — from lively evenings with friends to quiet family moments that remind us how special a home can be. There's a warmth here, an atmosphere of togetherness that seems to embrace everyone who walks through the door.*

*To the next owners, we'd simply say: carry on as we have. Enjoy the flexibility, the sociable layout, and the opportunity to entertain and make it your own. It's a home designed to be lived in fully — to gather, to celebrate, and to create lasting memories in.\**

\* 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.























# LOCATION

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Nestled amidst the rolling countryside of south Leicestershire, Ashby Magna is a truly delightful village that perfectly captures the essence of rural English life. Surrounded by scenic farmland and open views, it offers a wonderful sense of peace and community, centred around its beautiful parish church and welcoming village hall.

Everyday essentials are close at hand, with the neighbouring village of Gilmorton providing a charming local shop, delicatessen, and inviting public houses — ideal for enjoying a relaxed meal or catching up with friends. For more extensive amenities, the nearby market towns of Lutterworth and Market Harborough offer an excellent range of shops, supermarkets, schools, and eateries, together with vibrant cafés and restaurants.

Commuting and travel are equally convenient, with mainline rail services from both Market Harborough and Leicester reaching London St Pancras in around an hour. The A14 lies just to the south, while Junction 20 of the M1 provides swift connections to the wider motorway network — ensuring that while Ashby Magna feels delightfully rural, it remains perfectly connected to the rest of the country.



# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D.

Council Tax Band – G.

Local Authority – Harborough District Council.

Property Construction – Standard - brick and slate.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Gas central heating.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage and off-road parking for 5+ cars.

Special Notes – There are restrictive covenants on the property. Some drains and service connections are shared with adjoining land, with maintenance responsibilities and costs shared fairly between the owners. Please speak to the agent for more information.

## Directions

What Three Words: ///grant.uproot.frail

Postcode: LE17 5NQ

## Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

## Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

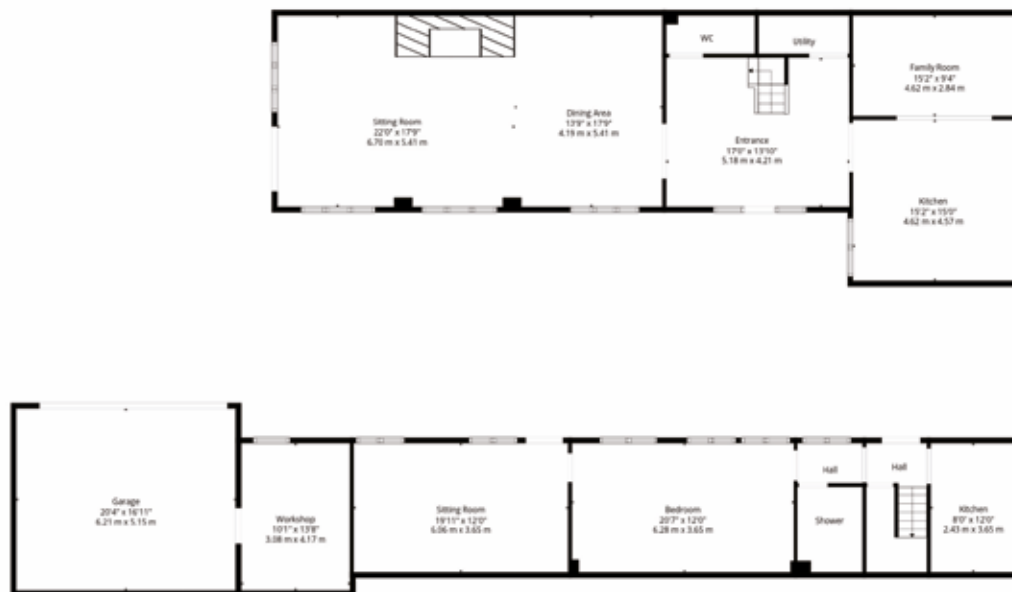
## Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

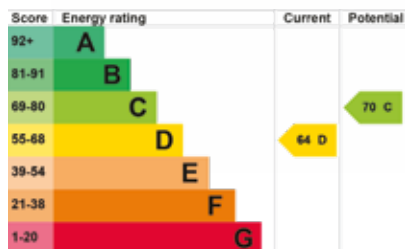




Floor 1



Floor 2



**TOTAL: 3911 sq. ft, 364 m2**  
**FLOOR 1: 2032 sq. ft, 189 m2, FLOOR 2: 1879 sq. ft, 175 m2**  
**EXCLUDED AREAS: WORKSHOP: 138 sq. ft, 13 m2, GARAGE: 344 sq. ft, 32 m2, UTILITY: 30 sq. ft, 3 m2,**  
**" ": 1177 sq. ft, 109 m2, OPEN TO BELOW: 163 sq. ft, 15 m2, WALLS: 311 sq. ft, 28 m2**

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed





# 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.



GRAHAM LEE

PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

*We value the little things that make a home*

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.

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