



Elms Farm
Frolesworth Road | Leire | Leicestershire | LE17 5HJ

ELMS FARM



Elms Farm is an attractive red brick building dating from the late eighteenth century. It immediately appealed to the present owners who loved its welcoming ambience, the generous size and character of the rooms, and the pleasing mix of period features and modern comforts. It has been their much loved and happy family home for 28 years.



Elms Farm is an imposing listed former farmhouse that occupies an attractive position within the centre of this popular South Leicestershire village. The property offers three storeys of accommodation with six large double bedrooms including the main bedroom with ensuite and a further two shower rooms and family bathroom serving the remainder. On the ground floor there is a large sitting room, snug, dining room, refitted kitchen/breakfast room together with a convenient separate work from home office that offers some independence from the main house. As is expected with a property of this age, there is a wide variety of character and period features throughout the house and attractive front and rear gardens together with some useful outbuildings including garaging and workshop. The central position within the village offers a rare opportunity to own a remarkable building, laden with features but offering the modern balance of bathrooms and bedrooms. A building of this size is rarely seen in this price range.

KEY FEATURES

Ground Floor

The entrance porch has a quarry tiled floor and leads into the entrance hall which provides access to both the kitchen/breakfast room and dining room. The kitchen/breakfast room has been refitted with a variety of hand painted bespoke units and the Aga provides a key focal point of the room. There are terracotta floor tiles, views to both the front and rear, a stable door to the back patio, and exposed ceiling timbers. The kitchen itself is fitted with a range of modern built in appliances including Panasonic microwave, dishwasher and fridge, and features oak work surfaces. There is a door to an inner lobby which provides access to both the utility room which has an under stairs storage cupboard and the cloakroom with low level WC and wash basin with tiled splash back. Just off the kitchen is a staircase leading to a very useful beamed two room work from home office space with views to the front. The dining room has a parquet floor, an inglenook fireplace with original salt cupboards, and views of both the front and rear gardens. The dining room has stairs to the first floor, and doors to the front garden, the large sitting room and a rear lobby. The airy sitting room, part of a later Georgian wing, has a large sash window to the front and a window to the side aspect. There is an open fireplace with Georgian style surround, and picture rail. The rear lobby leading to the snug also gives access to the garden and to steps that lead down to the cellar. The attractive snug has an open fire and French doors that lead to the rear terrace.





SELLER INSIGHT

“Elms Farm is a busy and genial family home, with a pleasing choice of rooms large enough for either relaxation or entertaining on both casual and formal occasions. The main lounge with its two large Georgian windows that flood the room with natural light is a superb, graceful and positive space.

The owners recall the birthdays, christenings and parties they have enjoyed in this room. They have loved every Christmas when, decorated with festive greenery, the room takes on a timeless and enchanting aura. It is also where you can totally relax and appreciate the quintessentially English village view across the garden towards the parish church.

The kitchen is the daily hub of the house, and with its modern fittings and beams is a stunning combination of old and new. It is where people naturally gather to cook or just settle round the table for conversation: and the Aga provides winter cosiness.

Elms Farm is a house that welcomes and accommodates people, and has adapted to the family's changing needs. As the children grew, two extra shower rooms were added to alleviate the morning bathroom scramble. The office is ideal for working from home or a base for study, and the pleasing views and spacious bedrooms make a delightful experience for overnight visitors.

The house sits in the centre of the garden that is a blend of lawn and shrubbery. In the rear garden a pear and apple tree remain from the garden's previous life as an orchard, while the front garden is a tranquil area with a view to the church, and the owners have delighted in sitting on their patio or the bench in the front garden and savouring the calm around them.

Elms Farm is in the centre of quiet and sought after Leire village, which has an active community life and a calendar of annual events. There is a playing field which hosts the annual cricket match, and a well equipped play area for young children. A pub and a Restaurant with bar serve the village well, and Rugby, Leicester and Hinckley are all within easy reach for work, schools and leisure.

The owners have many very happy memories of their time at the house and will miss its space and the village life. They feel it has been a very special home.*

*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.









KEY FEATURES

First Floor

The spacious landing has delightful views of the village church and fore gardens, stairs rising to the second floor and doors then provide access to bedrooms one, two, three, the family shower room and family bathroom. The L-shaped master bedroom has a dressing area, two leaded light windows to the front aspect and a door that leads to the ensuite shower room which has a wash basin, low level WC and corner shower cubicle. The family bathroom has a bath, high level WC, Victorian style pedestal wash basin, feature fireplace, stripped floor and views of the garden. Bedroom two also shares attractive views of the village church, there is an original cast iron feature fireplace whilst bedroom three is another double room which has a side aspect and original fireplace. The family shower room has a shower cubicle and electric shower, wash basin and low level WC, and if wished could be made ensuite with bedroom three.













Second Floor

The stairs lead to bedroom four and a second floor landing. Bedroom four is a characterful room with a window to the front, and exposed A frame beam. The landing area with dormer style window offering view of the village, gives access to an eaves cupboard space which is useful for storage and to the shower room with wash basin, built in cabinetry, shower cubicle with electric shower and low level WC. Steps lead up from the landing to the suite of bedrooms 5 and 6, with exposed ceiling timbers and far reaching views to Leicester and beyond.





KEY FEATURES

Outside

The property occupies a prominent plot within the centre of Leire, there is a generous, private, walled fore garden with a variety of shaped borders and lawn. There is a five bar gate providing ample access to an original courtyard which provides parking for several vehicles and direct access to a triple garage, the double part is open with log store and a further single garage with timber double doors and loft storage over. Also off the courtyard is a very useful workshop, formerly a tack room.

The south facing rear garden is particularly delightful with its sheltered and secluded environment, laid mainly to lawn with a couple of lower patio areas, attractive shaped borders and a variety of trees dotted around the perimeter.





LOCAL AREA

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, A14 and the nearby towns of Leicester, Rugby, Coventry and Hinckley and nearby Lutterworth. Rail Stations at Narborough, Rugby and Leicester give access to London, Birmingham and the North. 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 The Queen's Arms village pub with tandoori restaurant, and The Crab & Cow restaurant and bar. There is a Village Hall, playing field and children's play area.





INFORMATION

Services

Mains gas, mains water and drainage, electricity and broadband are connected.

Local Authority

Harborough District Council.

Telephone (01858) 828282.

Council tax band 'G'.

Viewing Arrangements

Strictly via the vendors sole agent Sam Funnell - Fine & Country Branch
Partner on 07714 515484/01788 820037

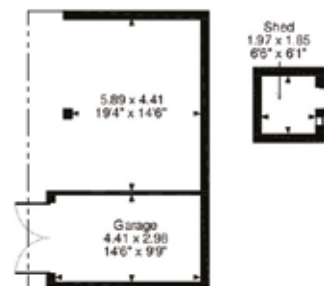
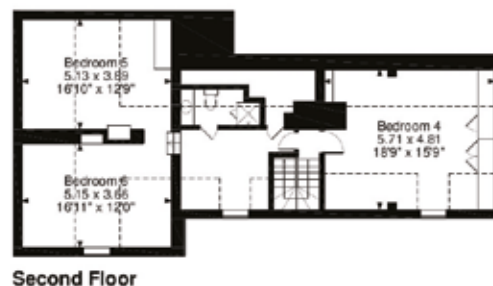
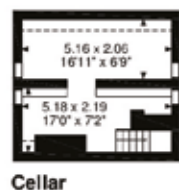
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm



Elms Farm, Frolesworth Road Leire, Lutterworth
 Approximate Gross Internal Area
 Main House (including Restricted Head Height) = 4231 Sq Ft/393 Sq M
 Garage = 467 Sq Ft/43 Sq M
 Workshop = 114 Sq Ft/11 Sq M
 Shed = 39 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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