



Assheton House
Main Street | Peatling Parva | LE17 5QA

ASSHETON HOUSE



Having not been on the market for over 50 years, Assheton House has a charming position within the peaceful village of Peatling Parva and was built around 1968. Positioned perfectly within its 3rd of an acre plot, it offers 4 bedrooms (1 on the ground floor), kitchen/breakfast & utility, delightful open plan sitting dining room almost 37 feet in length, downstairs shower room, cloakroom an impressive balcony overlooking the private mature gardens, driveway, parking and double garage. The property is offered for sale with no onward chain.



KEY FEATURES

Ground Floor Accommodation

Entering through the front door you arrive in the welcoming hallway having stairs rising to the first floor and a spacious under stairs cupboard. There is cloakroom having a vanity unit with inset sink, WC and front window in addition to a fully fitted downstairs shower room having a large walk in shower enclosure, fully tiled walls, WC & bidet, opaque window and pedestal hand basin. The main sitting room is rather special being open plan with two large picture windows in addition to 5 floor to ceiling windows and patio doors opening onto the private garden. This wonderful space accommodates sofas situated around the gas fire having a stone surround and mantle with tiled hearth and a six seater dining table together with a grand piano. The perfect place to spend time with family and friends and enjoy the views out to the garden. The kitchen/breakfast has a range of both base and eye level units with wooden and glazed doors. There is a Hotpoint double oven and 4 burner gas hob, integrated fridge and freezer and space for a dishwasher. A double sink is perfectly placed below the large picture window. The breakfast area also has a large picture window and a half glazed door leading to the garden. With a little re-designing this area could be combined with the kitchen to create a more open plan style of living. The separate utility room houses the Baxi boiler and has space and plumbing for a washing machine. There are further cupboards and a stainless steel sink and drainer with mixer tap. A partially glazed door leads to the garden. Bedroom 2 is situated on the ground floor and is a generous double bedroom with built in wardrobes and a large picture window.





SELLER INSIGHT

“The family had been living in Northern Ireland when my father made the decision to move his business to Leicester and open a factory there,” says the vendor of Assheton House. “I was a teenager at the time, so my brothers and I moved with our parents to England, where they hoped to find a large house with a big garden which was close to the centre of town. That was 50 years ago, and that place turned out to be Assheton House, where I grew up happily in this lovely family home.”

“The house had been built in the late 1960s as a family home and a place for parties,” the vendor continues, “one which could host large gatherings of family and friends. The huge ground floor entertaining space is fabulously light and airy, and lends itself to big celebrations and intimate family dinners alike. Equally, this is a lovely house to be quiet in, particularly in the breakfast room overlooking the garden. However, Assheton House really comes alive when it is full of people: I have special memories of roof parties on the big balcony to watch the air shows flying over from Bruntingthorpe.”

Indeed, the outside space serves as an extension of the indoor living accommodation. “My mother was very fond of her garden,” says the vendor, “spending hours nurturing plants in the greenhouse and potting shed, harvesting fresh produce from the vegetable patch, or pruning the herbaceous borders and mature trees. The garden is traditionally English cottage in style and beautifully picturesque, complemented by the yew trees in the churchyard next door. Accessing a wooded glen which leads down to the road, the garden is blissfully quiet – the perfect place to enjoy a morning coffee or an evening drink with friends.”

The local area surrounding the property has much to recommend it, too. “Peatling Parva is a quiet little village with a nice pub, a beautiful church, and a tremendous community of friendly people who come together for street parties and various occasions throughout the year,” the vendor says. “There are bus services taking the village children to school, and the local library delivers books to the village regularly. With footpaths spanning the countryside in all directions, there is great scope for dog walking in the area, too.”*

* 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 Accommodation

The spacious landing has a dormer style window and space for a table and chairs or perhaps a desk! The main bedroom has a range of built in wardrobes and bedroom furniture and a dormer window allowing the natural light to flood in, a particular feature of this lovely property. There is also an additional storage cupboard. Bedroom 3 has a range of built in storage and a loft hatch providing access to the roof space. It has a window and a glazed door which leads to the very generous balcony have a wrought iron balustrade and which is situated above the main sitting room. Having not been used for many years it was once a wonderful place to enjoy the outdoors and for entertaining visitors. Bedroom 4 has a large picture window and a range of built in wardrobes and shelving however with some redesigning this bedroom could accommodate a double bed. The family bathroom has decorative tiled walls and a suite comprising a wc, bidet, pedestal hand basin and bath with shower over. There is an opaque window and useful storage cupboard.











Rear Garden

One of the many lovely features of this property are the mature private gardens which wrap around 3 sides of the property. The raised lawn to the rear is enclosed by mature trees and hedges and houses the greenhouse and garden shed. At the top is a lovely cottage garden and there is also another useful brick built outhouse. There are a selection of patio areas to choose from with a further lawn area to the front and side of the property. It is a lovely space to explore with many hidden areas and seating areas positioned around the plot which measure approximately a third of an acre.

Garage & Parking

To the front of the property there is a large driveway providing parking for several vehicles with parking to both the front of the property and a 5 bar gate providing access to the side and rear with further parking. There is large integrated double garage having an automatic up and over door, rear window and door leading to the garden. There is light and power connected with a water tap positioned on the exterior wall in the garden.





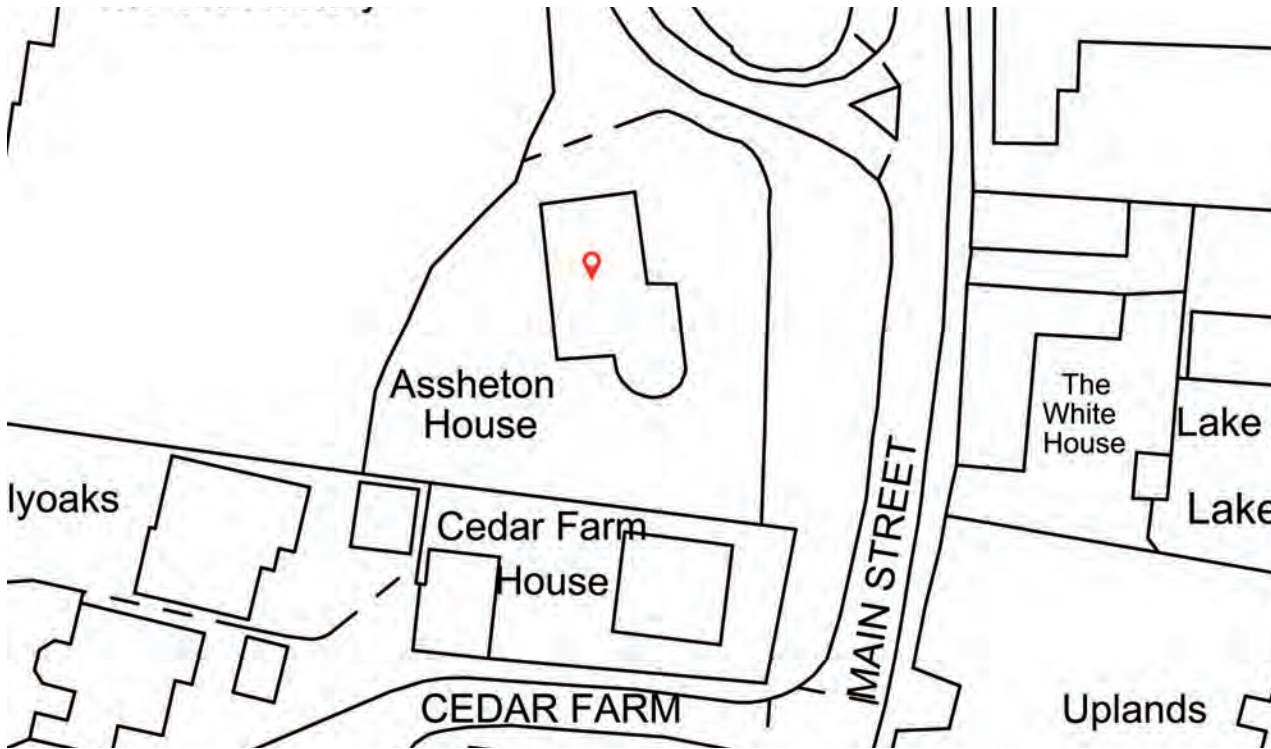


LOCATION

Peatling Parva is a delightful village sitting in attractive Leicestershire countryside some five miles north of Lutterworth, which offers excellent local shopping and leisure facilities. Within the village is the highly regarded pub/restaurant, The Shires. Other amenities include the Village Hall and St Andrew's Church.

Communication links are very good with easy access to the M1, M6 and M69 Motorways. By rail London can easily be reached in under an hour from Rugby which is approx. 12 miles away. East Midlands and Birmingham Airport are both within easy driving distance. There are a number of excellent schools in the area including Rugby, Leicester Grammar, and Lutterworth High School.





INFORMATION

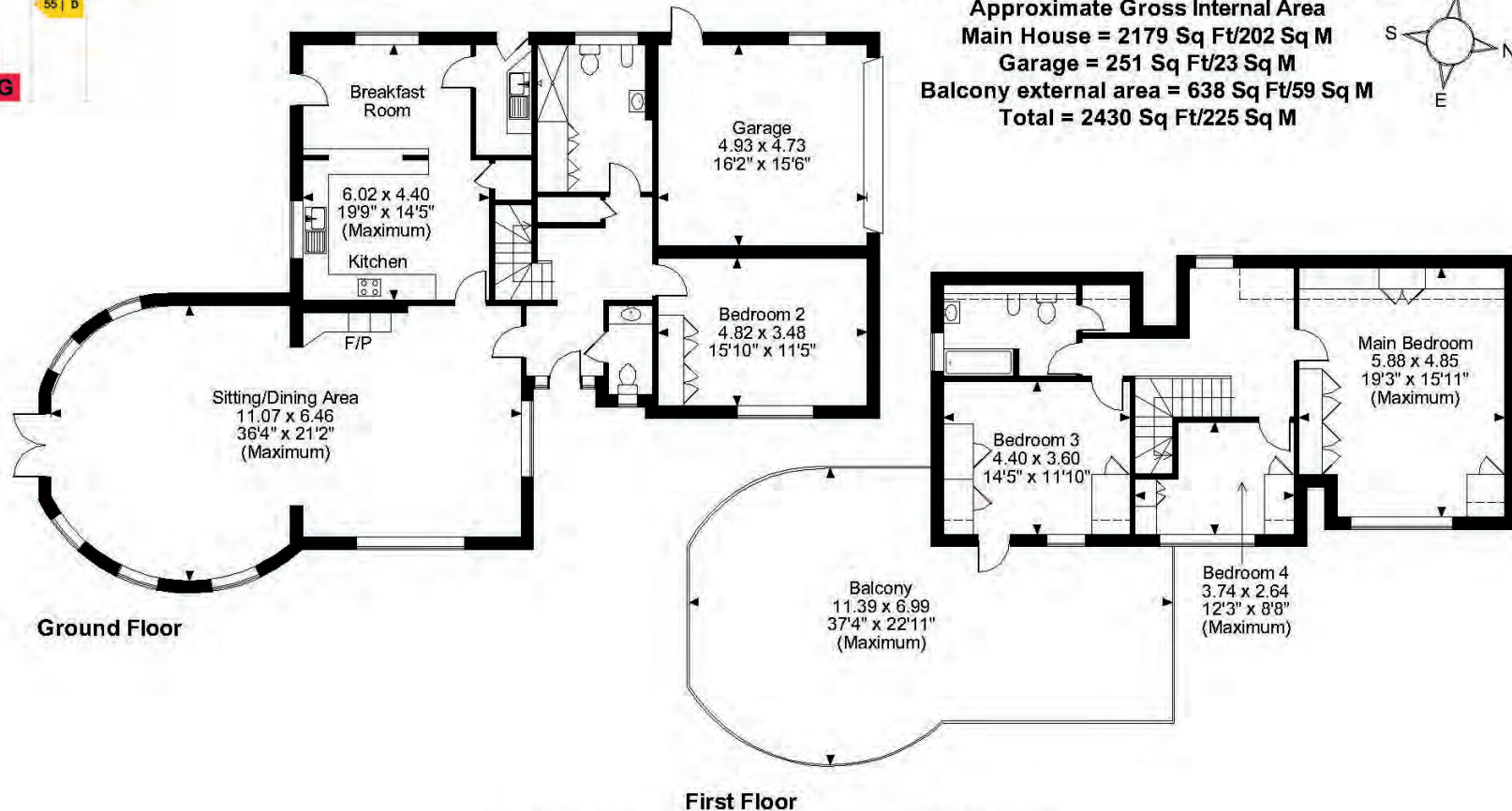
Services.
Mains water, electricity, drainage, gas, broadband.

Local Authority.
Harborough District Council
Council tax band 'G'.

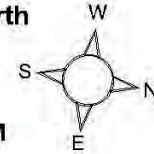
Tenure: Freehold

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





Assheton House, Main Street, Lutterworth
Approximate Gross Internal Area
 Main House = 2179 Sq Ft/202 Sq M
 Garage = 251 Sq Ft/23 Sq M
 Balcony external area = 638 Sq Ft/59 Sq M
Total = 2430 Sq Ft/225 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8519736/AGI



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

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

