

# ASHBY HOUSE FARM

CHURCH LANE  
HUNGARTON  
LEICESTERSHIRE

GUIDE PRICE £795,000



JAMES  
SELICKS

Nestled in the charming village of Hungarton, Ashby House Farm is an exquisite, Grade II Listed detached family home offers a unique blend of historical character and modern comfort. Located on the picturesque Church Lane, the property boasts an impressive layout with three spacious reception rooms, four well-appointed bedrooms and three bathrooms. The thoughtful design of the home ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout.

The property benefits from parking for up to three vehicles, a valuable asset in this tranquil village setting. The surrounding area is known for its scenic beauty and community spirit, making it an ideal location for those seeking a peaceful lifestyle while remaining within easy reach of amenities.

Combining the charm of its historical roots with the practicality required for modern living, whether you are looking to settle down in a serene environment or seeking a family home with character, Ashby House Farm is sure to impress.

Entrance hall • sitting room • second reception room/bedroom • inner hallway • study/bedroom • shower room • boot room • utility room • living/dining kitchen • master bedroom with en-suite • two further bedrooms • bathroom • driveway • carport • landscaped rear gardens • EPC - E

#### Location

This thriving village offers a parish church, village hall, tennis court and a popular pub, with a wider range of amenities available within nearby Billesdon (GP surgery, store and post office). Market Harborough offers niche shopping, supermarkets and a mainline rail service to London St. Pancras.

#### Accommodation

The property is entered via a smart wooden door with a canopy porch over, into the light, bright entrance hall, with wood effect ceramic tiled flooring, housing the return staircase to the first floor with shelved storage beneath and steps down into a further hallway with a window onto the garden and built-in cupboards. The spacious yet cosy sitting room enjoys a dual aspect with windows to the front and rear elevations, beautiful wooden ceiling beams and a feature fireplace with an inset cast iron open fire, tiled insets and marble hearth and a further feature window back into the hallway. The second reception room has windows to the front, side and rear, and wooden ceiling beams; it is currently used as a sewing room but would make a fantastic ground floor bedroom.

Off the main entrance hall is an inner hall, a study (potential bedroom five) with inset ceiling spotlights and a window to the front, and a further inner lobby providing access to a ground floor shower room with a three piece suite, a utility room with a range base level units, white worktop, a stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer and a Velux window, plus a store housing the underfloor heating manifold and water tank. A second hallway entered via double doors has with wood effect ceramic tiled flooring and provides access to a fully fitted out boot room with hanging and shoe storage and a Velux window.

The stunning and spacious open plan living/dining kitchen is absolutely the heart of this home, having a vaulted ceiling and being flooded with natural light from two Velux rooflights, two sets of bi-fold doors and a large apex window with a south-west facing view of countryside. The kitchen boasts an excellent range of eye and base level units and drawers, ample quartz preparation surfaces and splashbacks and an undermounted sink with mixer tap over. Integrated Bosch appliances include a fridge, dishwasher, a stainless steel double oven and further microwave/combi oven, five-ring induction hob, extractor unit and a freezer housed within a large island unit providing breakfast bar space beneath feature pendant lighting. Wood effect ceramic tiled flooring with underfloor heating leads through to a seating and dining area taking best advantage of access to the patios and that beautiful view.





The first floor landing has a window to the rear, houses a useful built-in storage cupboard and access to a dressing area with steps up into the spacious master bedroom, with a vaulted ceiling, beams, windows to the front and rear and an en-suite providing a white three piece suite. Bedroom two is a good size double, with windows to the front and rear. Bedroom three is also a double, with two windows to the front. The bathroom boasts a four piece suite comprising an enclosed WC, wash hand basin with storage beneath, a bath and glazed corner shower enclosure with drench and personal shower heads. a small window to the side, chrome heated towel rail, inset ceiling spotlights, part tiled walls and wood effect ceramic tiled flooring.

#### Outside

To the front of the property is a small walled frontage, steps to the front door and a block paved side driveway providing parking for three vehicles, one beneath an oak framed carport with storage to the rear and access to the garden. To the rear are landscaped, south-facing gardens with gravelled, lawned and patio entertaining areas, a variety of plants, trees and shrubs, and views of the Church.

**Tenure:** Freehold. **Listed Status:** Grade II.

**Conservation Area:** Hungarton

**Local Authority:** Harborough District Council, **Tax Band:** E

**Services:** Offered to the market with all mains services and air source heat pump heating.

**Broadband delivered to the property:** Full fibre, speed unknown.

**Covenants:** Only to be used as a single private residential dwelling. Not to carry out any act that may cause a nuisance or disturbance.

**Accessibility:** Steps internally on the ground floor. No accessibility modifications made.

**Planning:** Renovated/extended with planning permission & listed buildings consent, on file with HDC.

**Flooding issues in the last 5 years:** None our Vendors are Aware of.





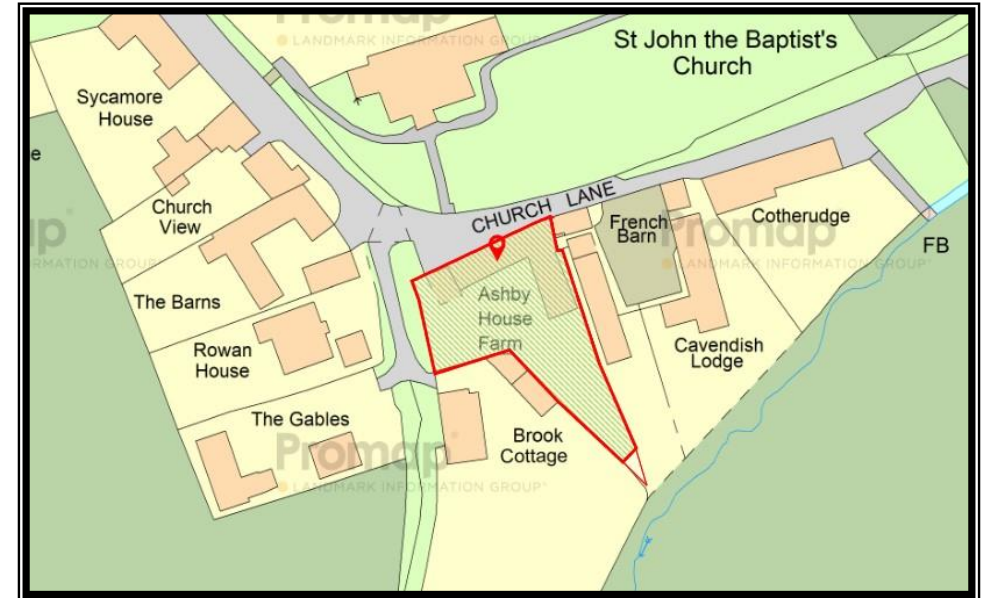




Ashby House Farm, Church Lane, Hungarton, Leicestershire LE7 9J

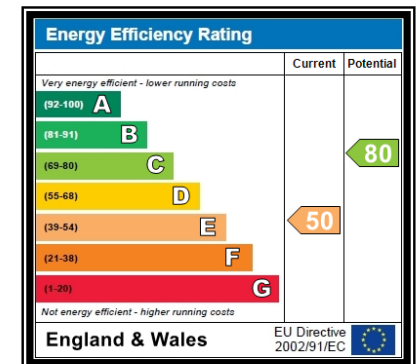
Total Approximate Gross Internal Floor Area = 2467 SQ FT / 229.2 SQ M  
(excluding carport)

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



Total Approximate Gross Plot Area = 0.204 acres

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For illustrative purposes only.



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

