

## Ashgates Lodge School Lane, Peatling Magna, LE8 5US



### Offers In The Region Of £1,250,000

Ashgates Lodge is a superb four bedroom family home with a large attached self-contained three bedroom annexe which is set in arguably the best position within the sought after village of Peatling Magna. Set on a generous edge of village plot with stunning countryside views this home offers flexible family living space and has been improved by the current owners to a high standard throughout. The main house comprises: Reception hall, cloakroom, lounge, dining room, study, breakfast kitchen and utility room. On the first floor you will find two double bedrooms both having En-suites, two further double bedrooms and a family bathroom. The Annexe has an entrance hall, kitchen, dining room/ bedroom three, cloakroom/ utility and on the first floor there are two generous double bedrooms both having En-suites. Outside to the front there is a magnificent garden with a sizeable drive providing ample parking and to the rear you will find a detached double garage, additional parking, separate courtyard garden for the Annexe and the rear garden enjoys lovely rural views.

*Service without compromise*



## Living Here

I feel very fortunate to have spent the last twelve years living at Ashgates Lodge as I used to ride past regularly on my horse and was thrilled to one day to be able to buy it. We have enjoyed remodelling the house over the years and making it a welcoming place for family and friends to come to stay. There have been great gatherings when we have loaded the dining table with food, thrown open the doors and barbecued, sitting outside and catching up whilst the children ran about and played. Having the beautiful countryside all around has also been a joy. I was lucky to have my mother living with us without actually "living with us" and I know she felt the same. Some days we would be in and out of each others "houses" whilst on other days our paths would not cross at all. The village of Peatling Magna is also a special place to live. There is a WhatsApp group which people use to keep up with village events and ask for help or advice when needed. The Women's Institute are active, although I have heard that much of it involves getting together to chat and drink wine! There are regular coffee mornings at the village hall and the Church has good attendance. The local public house has a lovely outside area and on occasion in the summer there is live entertainment. They also regularly host pub quizzes which are very popular. We have loved our time here!

## Reception Hall

Enter via a composite door into the spacious open hallway with double radiators and the galleried staircase rises to the first floor accommodation.

## Cloakroom 6'09" x 4'11" (2.06m x 1.50m)



Fitted with a back to wall WC, wash hand basin set onto

a bespoke vanity unit ,ceramic floor tiles, radiator and dual opaque glazed windows.

## Lounge 28' x 12' (8.53m x 3.66m)



This spacious lounge has a log burning stove set onto a slate hearth, double radiators, bay window to the front, three windows to the side and a set of French doors open onto the garden.

## Lounge Photo Two



**Dining Room 14'9" x 10' (4.50m x 3.05m )**



Having a window to the side aspect and a set of French doors opening into the garden. Double radiators and coving to the ceiling.

**Study 8' x 6' (2.44m x 1.83m )**

A great work from home office having a radiator, coving to the ceiling and a window to the rear aspect.

**Breakfast Kitchen 14' x 8'11" min x 20' max (4.27m x 2.72m min x 6.10m max )**



Fitted with a wide range of modern cream gloss cabinets with complimenting surfaces. Porcelain sink unit with mixer taps incorporating an 'Insinkerator' unit. Neff built in pyrolytic oven, induction hob with a two burner gas hob and extractor canopy. Integral dishwasher and a American fridge freezer. Ceramic floor tiles, coving to the ceiling and a vertical radiator. Window to the front aspect. A door opens into the hallway.

**Breakfast Kitchen Photo Two**



**Hallway 14' x 3' 05" (4.27m x 0.91m 1.52m)**



Having a composite front door and ceramic tiled flooring. This hall gives independent access both the main house and also the Annexe. A oak stable door opens into the utility room.



Utility Room 10' x 9' (3.05m x 2.74m)



Fitted with a range of base units with complimenting surfaces. Stainless steel sink unit with mixer taps. Space for a washing machine and tumble dryer. Worcester Bosch wall mounted gas central heating boiler. Ceramic floor tiles. A window and a Upvc glazed back door gives access to the outside.

Galleried Landing



This spacious galleried landing has a window to the front aspect, coving to the ceiling with air-conditioning, radiator and an airing cupboard. Doors to the bedrooms and family bathroom.

Principal Bedroom 18' x 12' (5.49m x 3.66m )



A generous double bedroom with a range of fitted wardrobes incorporating a dressing table and drawer units. Coving & air-conditioning to the ceiling, radiator and a window to the front aspect. A set of double doors open into the En-suite.

En- Suite 9' x 9' (2.74m x 2.74m)



Fitted with a with a low level WC, oval wash hand basin set onto a bespoke drawer cabinet, a large floatation bath, separate double width shower with hinged doors, ceramic wall and floor tiles. A window to the rear aspect.



**Bedroom Two 20' x 14' max (6.10m x 4.27m max)**



A double bedroom with a range of built-in fitted wardrobes incorporating a dressing table and drawer units. Two vertical radiators and coving to the ceiling. Dual aspect windows to the rear.

**Bedroom Two En-Suite 9'10" x 4' (3.00m x 1.22m)**



Fitted with a low level WC, hand wash basin set onto a bespoke drawer cabinet. Shower enclosure with glass door. Chrome heated towel rail. Ceramic wall and floor tiles.

**Bedroom Three 12' x 9'11" (3.66m x 3.02m )**



A double bedroom with a window to the front aspect, radiator, air conditioning and coving to the ceiling.

**Bedroom Four 21' x 9' max (6.40m x 2.74m max )**



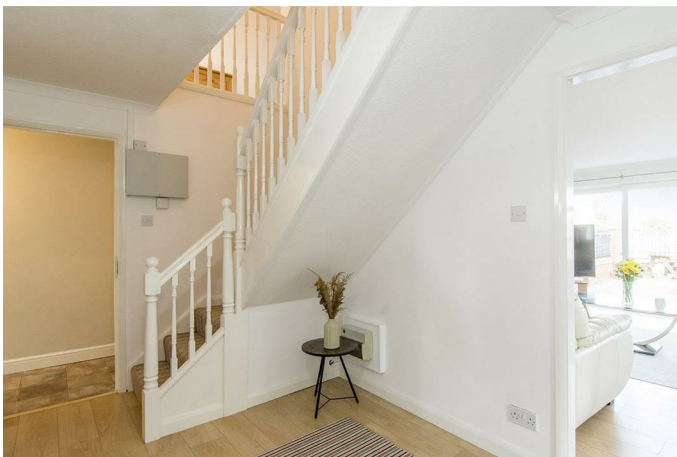
A double bedroom with fitted wardrobes and a window to the rear aspect. Radiator and coving to the ceiling.

## Family Bathroom 9' x 7'11" (2.74m x 2.41m)



Fitted with a back to wall and a wash hand basin set onto a bespoke vanity unit. Bath with shower and side screen. Ceramic wall tiles, chrome heated towel rail and luxury vinyl flooring. Coving to the ceiling and a window to the rear aspect.

## Annexe Entrance Hall



Via a Upvc door into the spacious hall having oak laminate flooring, a radiator and the stairs rise to the first floor accommodation.

## Annexe Utility / WC



Fitted with a low level WC and pedestal hand wash basin. There is space for a washing machine and tumble dryer. Radiator, ceramic floor tiles and an opaque window.

## Annexe Kitchen 13'10" x 8'3" (4.22m x 2.51m)



The kitchen is fitted with a range of cabinets with complimenting surfaces, composite sink unit, double oven, ceramic hob and space for an American fridge freezer. There is a window to the front and side aspect. ( A new kitchen was planned and wiring is in place)



**Annexe Dining Room 14'5" x 10' (4.39m x 3.05m )**



With a window to the front aspect, a wall mounted electric fire & surround, radiator, coving to the ceiling and oak coloured laminate flooring. (This room could be used as a ground floor bedroom )

**Annexe Lounge 19' x 15' (5.79m x 4.57m)**



This spacious lounge has a feature fireplace housing an electric log stove, dual aspect windows and a set of sliding patio doors opening onto the courtyard patio. Coving to the ceiling and a radiator.

**Annexe Galleried Landing**



The galleried landing has an airing cupboard housing the hot water cylinder, loft hatch and doors to the bedrooms .

**Annex Bedroom One 19' x 10'4" (5.79m x 3.15m)**



A sizeable double bedroom with built-in wardrobes, under eaves storage, a radiator and three windows to the front aspect. A door opens into the En-suite.

## Annex En-Suite



Fitted with a back to wall and a wash hand basin set onto a bespoke vanity unit. Bath with shower and side screen. Ceramic wall tiles, chrome heated towel rail and luxury vinyl flooring.

## Annexe Bedroom Two 22'11" x 11'1" (6.99m x 3.38m)



A sizeable double bedroom with a window to the rear aspect and two vertical radiators. A door opens into the En-suite.

## Annexe En-Suite 7' x 6'11" (2.13m x 2.11m)



Fitted with a back to wall and a wash hand basin set onto a bespoke vanity unit. A standalone bath with mixer taps and shower attachment. Separate shower enclosure. Ceramic wall tiles, chrome heated towel rail and luxury vinyl flooring.

## Annex Courtyard Garden



The Annexe has its own paved courtyard garden which is screened from the main garden.



## Main House Garden



The walled garden has uninterrupted views over Leicestershire countryside and open paddock land. Mainly laid to lawn with a paved patio adjacent to the house and a circular patio in the centre of the lawn. Garden shed and a log store.

## Double Garage & Workshop 22'0" x 18'0" (6.71m x 5.49m)



With an electric up and over door, power & light and a personal door to the side. There is a separate cloakroom which is fitted with a WC and wash hand basin. The workshop has its own entrance and is air conditioned. There is a window to the rear and is fitted with a range of base units.

## Outside & Parking



To the front is a magnificent garden which is laid to lawn planted with rose bushes, spring bulbs, a variety of mature shrubs and trees. The block paved drive is accessed via an electric timber five bar gate and provides generous parking for multiple vehicles. A further set of double timber gates lead to additional parking that also has outside electric points and is an ideal space for a Motor home or Caravan.

## Location

Location - Peatling Magna is a delightful village set within some of Leicestershire's most attractive rolling countryside offering a highly regarded public house and restaurant, a village hall and parish church. Communication links are very good, with easy access to the M1, M6 and M69 motorway networks. Market Harborough and Rugby offer mainline rail services to London in approximately one hour. There are a number of excellent schools in both the state and private sector in the area as well as convenient access to the nearby towns of Lutterworth, Market Harborough and Leicester city centre.

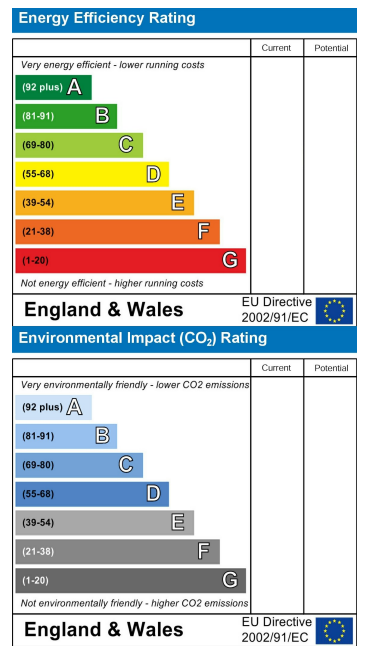
## Floor Plan



## Area Map



## Energy Efficiency Graph



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