



The Limbreys, 87 Station Road,
Broughton Astley,
Leicestershire, LE9 6PU





£950,000

GENERAL

The Limbreys is without doubt, one of the finest houses in Broughton Astley. The house which dates from 1929 is very much a landmark house in the village and is often referred to as 'The Dolls House'. It has been in the same ownership for the last 40 years during which it has been a magical family home. The Limbreys is set well back from the road, in beautifully landscaped gardens extending to approximately 0.7 acres. The house is quite enchanting and there are some lovely period features including cornicing, picture rails and the original servants' bell panel. The accommodation briefly includes on the ground floor an elegant drawing room, a magnificent dining room, snug and breakfast kitchen. On the first floor there are five double bedrooms together with a bathroom and shower room. Outside there are extensive outbuildings including double and single garages, general store room, apple store and small tack room currently used for garden storage. There may well be potential to further develop and extend the house subject to the usual consents.



LOCATION

Broughton Astley is a thriving community with three primary schools, an excellent range of shops including two supermarkets and a leisure centre with gym. There are more comprehensive amenities in Leicester to the North and Lutterworth to the South. Broughton Astley is well placed for access to the motorway network via junctions 20 and 21 on the M1. There are excellent rail links to London from Rugby (journey time approximately 1 hour) and Leicester.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opens from an impressive raised terrace into the reception hall.

RECEPTION HALL

16'7" x 9'10"

The owners have created a wonderful seating area. There is a period fire surround with gas 'woodburning style' stove and stairs rising to the first floor. Cornicing to ceiling and a picture rail. Central heating radiator.

DRAWING ROOM

16'10" x 14'

An elegant room. The principal feature of which is an inglenook, which houses an open fireplace with magnificent stone surround. There is cornicing to the ceiling and a picture rail. Central heating radiator.

DINING ROOM

17' x 14'

A handsome and beautifully proportioned room. Again, there is an inglenook with a gas "wood burning style" stove, picture rail and coving to ceiling.

SNUG

12'5" x 11'

As the name suggests, it is a lovely cosy snug room. There is a gas fireplace and the original servant bell control panel (the bells work in the ground floor reception rooms), central heating radiator and door opening into the breakfast kitchen.

BUTLERS PANTRY

The original Butlers Pantry with fitted cupboards and shelving.

BREAKFAST KITCHEN

17'4" max x 14'10"

The breakfast kitchen is fitted with an extensive range of timber base and wall units with integrated appliances including a double oven, microwave, dishwasher and four ring gas hob. There is a double porcelain sink, tiled finish to floor and door to the garden room.

GARDEN ROOM

10'9" x 8'

A lovely light room which links the main house with the utility and apple store.

LAUNDRY ROOM

14'4" x 7'

Butler's sink, gas fired boiler and plumbing for a washing machine. Door to the apple store.

APPLE STORE

9'7" x 7'3"

Originally this room was used as an apple store but is now used by the current owners as a wine store.

OUTSIDE TOILET

With low flush lavatory, wash hand basin.

ON THE FIRST FLOOR

Stairs rise from the reception hall to a large galleried landing.

GALLERIED LANDING

A large central roof light illuminates the space. There doors to the bedrooms and bathrooms.

PRINCIPAL BEDROOM

16'10" x 14'

Overlooking the garden, fitted wardrobes, cornicing to the ceiling and picture rail. Central heating radiator.

BEDROOM TWO

13' x 9'10"

Overlooking the front garden. There is a picture rail, fitted wardrobes and central heating radiator.

BEDROOM THREE

17' x 10'7"

Overlooking both the front and side gardens. Cornicing to the ceiling, picture rail, bank of fitted wardrobes and central heating radiator.

BEDROOM FOUR

14'7" x 8'6"

With fitted wardrobes. Central heating radiator.

BEDROOM FIVE

11'8" x 9'3"

With fitted wardrobe. Central heating radiator.

SHOWER ROOM

With shower enclosure, low flush lavatory, wash hand basin and bidet. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with mixer tap, low flush lavatory, wash hand basin, corner shower enclosure with electric shower. Central heating radiator.

OUTSIDE

The house is approached via a stoned drive from Station Road. A five bar gate opens onto the main drive which sweeps down to a parking area to the side of the house fronting onto which is a DOUBLE GARAGE, separate SINGLE GARAGE and a further building used by the current owners as a general store room.



THE FRONT & SIDE GARDENS

The front garden was originally conceived as a croquet lawn and has heavily stocked flower and herbaceous borders providing dramatic colour throughout the Summer months. A large mature beech hedge forms one boundary.

There is a side garden which is less formal with a number of fruit trees and further borders. Historically, this has proved to be the perfect play area.

SECRET GARDEN

A wall runs along the rear boundary which separates it from a charming secret garden.

COUNCIL TAX

Harborough D.C. Tax Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	















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