



Smiths
your property experts

Brook Farm

Church Lane, Saxelby

- Beautiful period farmhouse in an idyllic village setting
- Grounds extending to approximately 0.6 acres
- Sympathetically renovated, resulting in a blend of old and new
- Exposed timber beams, brickwork, and an inglenook fireplace
- Kitchen/breakfast room with an Aga and a separate utility room
- Three double bedrooms and a four-piece bathroom
- Gated gravel driveway and distinctive gardens full of interest
- Detached oak-framed triple garage with first-floor space above

General Description

Smiths Property Experts are delighted to introduce to the market this beautiful Grade II listed period farmhouse in an idyllic setting on approximately 0.6 acres with wonderful views over neighbouring countryside. Whilst retaining many original features, such as exposed timbers and brickwork, latch doors, and an inglenook fireplace, the property has undergone a comprehensive renovation, resulting in a truly wonderful blend of old and new.

The property was once home to a milk dairy and now offers versatile accommodation to include two principal reception rooms, a kitchen/breakfast room with an Aga and a separate utility room, three double bedrooms, and a four-piece bathroom. The extensive grounds include an oak-framed triple garage with first-floor space above, flagstone seating terraces, formal lawns, and an orchard.



Remember, as far as anyone knows, we are a nice normal family!





The Property

With Yorkshire sliding windows, the property has been significantly improved in recent years.

A stable front door with a canopy porch opens into a reception hall with tiled flooring. A timber staircase with glass panelling leads to the first floor, and there is additional storage within a recess. The utility room features oak-fronted base and wall units with work surfaces over, as well as plumbing for a washing machine and space for a fridge-freezer.

The farmhouse kitchen is the hub of the home, with bespoke base and wall units providing storage with tiled splashbacks, oak work surfaces and a ceramic one-and-a-half bowl sink. The Aga provides a focal point of the kitchen with space for a further freestanding range-style oven, and a window overlooking the countryside to the rear. The central reception room is currently used as a snug and features a beautiful Inglenook fireplace with a cast-iron log burner inset. A secondary staircase leads to the first floor, and there is a ground-floor WC.

The generous sitting/dining room features exposed timber beams and a brick fireplace with an inset cast iron log burner.

The first floor can be accessed via two staircases, with one leading to the landing and the other directly into the principal bedroom with a door to the Jack and Jill bathroom. There are two further generous double bedrooms, with bedroom two benefiting from built-in wardrobe storage.

The bathroom is beautifully appointed with a four-piece suite comprising a free-standing roll top bath, a spacious double shower cubicle, a wash hand basin with storage beneath, and a low-level WC.







Gardens and Grounds

The property is positioned towards the bottom of Church Lane, with a gravel pathway leading to the front door and a gate to the front gardens. To the front of the property is a beautiful seating terrace with hedging for privacy. With a generous lawned area, a brick outbuilding, and the oil tank to the side of the property. Decking with beautiful established borders leads to the driveway and further gardens.

There is separate gated vehicular access to the gravel driveway and an oak-framed triple garage, which is perfect for a car enthusiast. It includes a fully insulated room above with separate access.

This leads, in turn, to a further lawned area with raised vegetable beds, a greenhouse, and a deck complete with a pergola and space for a hot tub. There is an orchard with fruit trees and additional lawns. There is a substantial timber store that is currently in use as a workshop and could potentially be used as a summer house (STP), with power and lighting. To complete the outdoor space, there is a secure chicken enclosure along with a coop.





The Location

Saxelby is a sought-after and picturesque village in the Vale of Belvoir. Surrounded by countryside, it lies approximately three miles to the north west of Melton Mowbray. The village has a Grade II listed church and offers convenient access to Leicester, Loughborough, Nottingham, and the market town of Melton Mowbray, as well as major road links including: A606, A607, A46, and the M1 motorway.

Distances

Melton Mowbray 5 miles, Loughborough 12 miles, Oakham 15 miles, Leicester 16 miles, and Nottingham 18 miles.

Ratcliffe College 11 miles, Loughborough Endowed Schools 14 miles, Grantham Train Station 19 miles (Grantham to London Kings Cross from 1h 2m), and East Midlands Airport 19 miles.

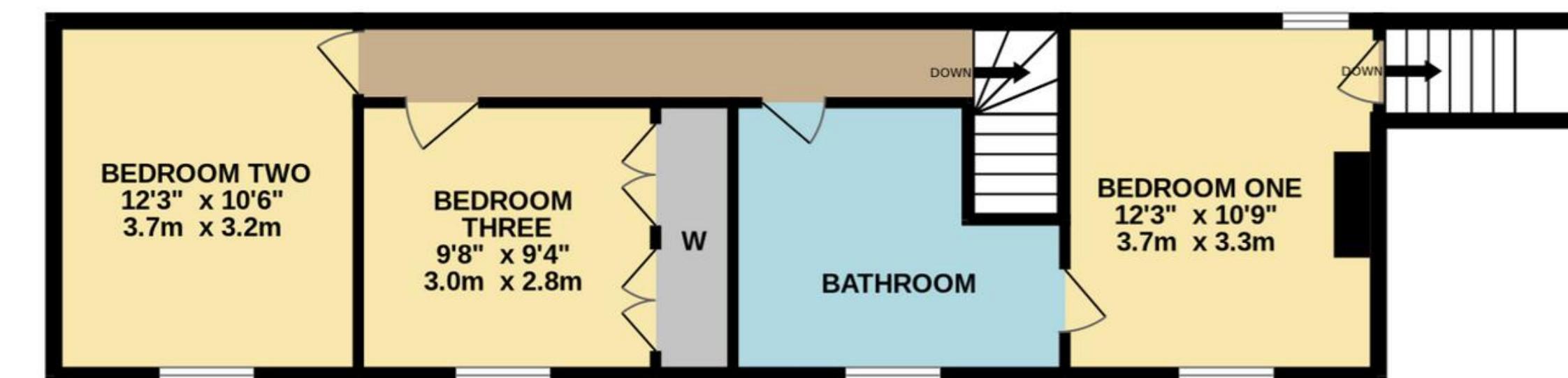
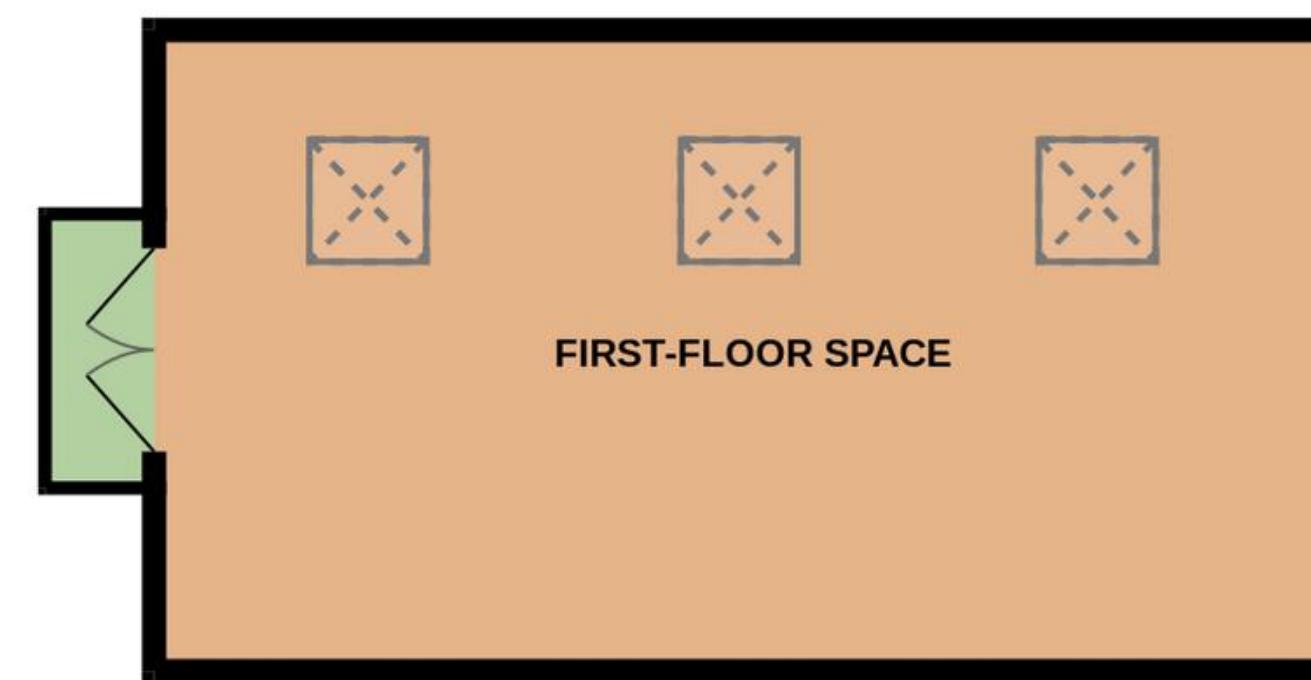
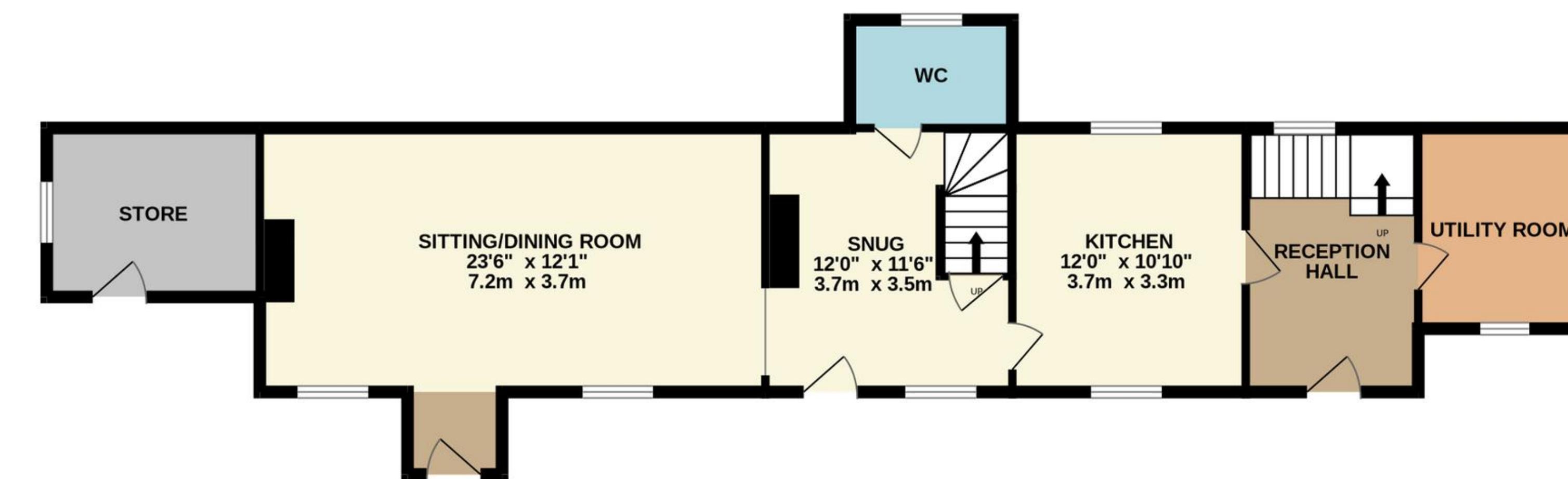
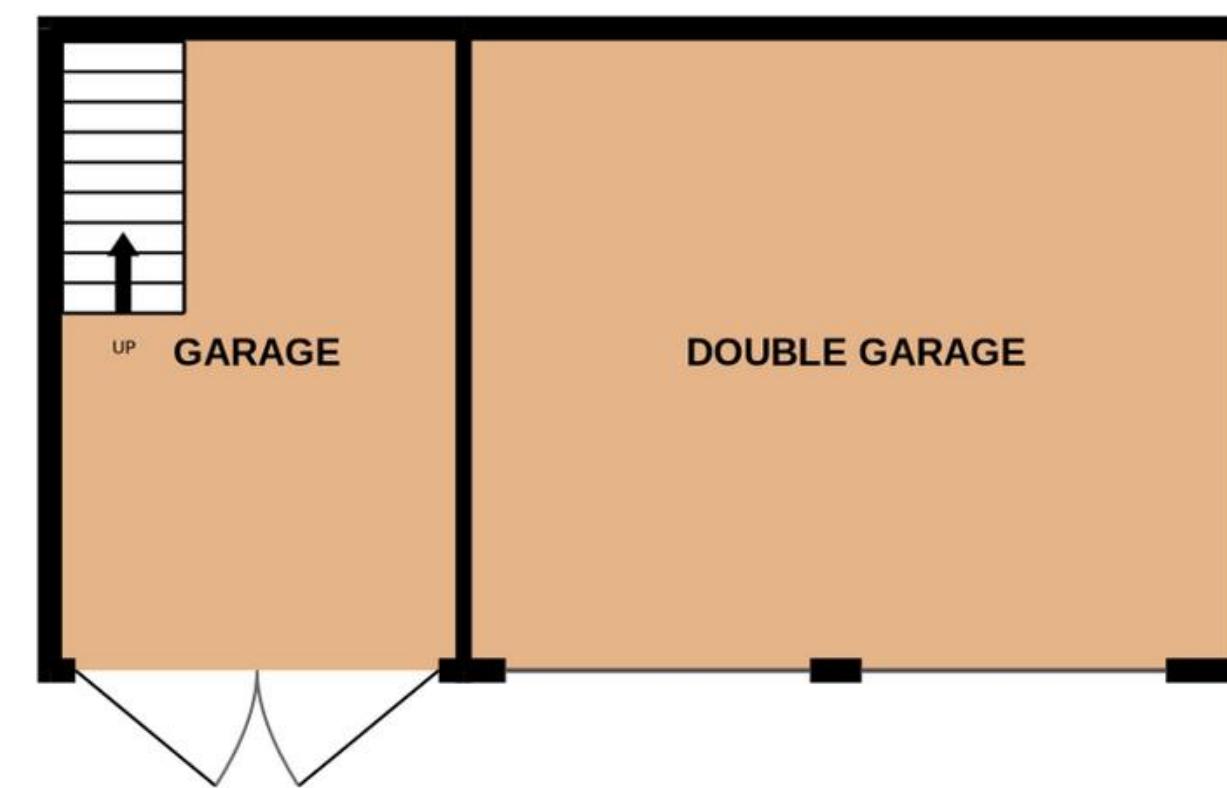
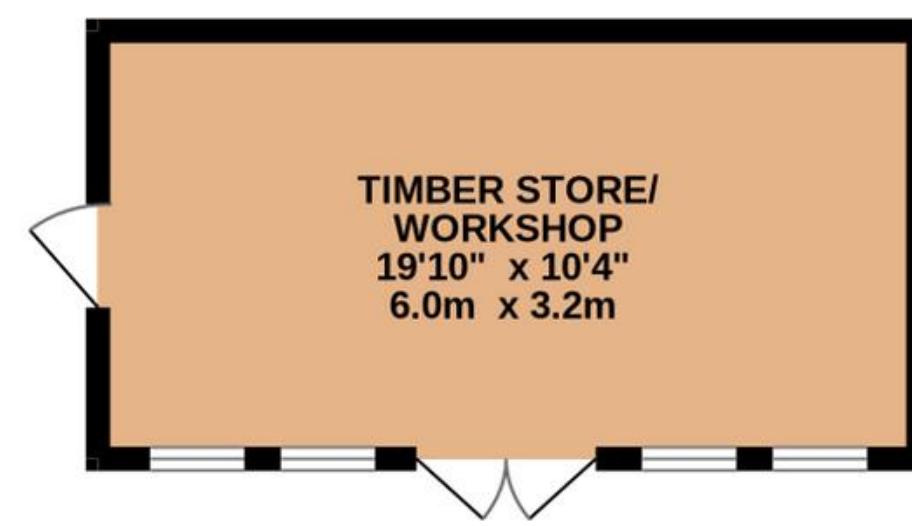
(distances and timings are approximate).

Property Information

EPC Rating: E. Council Tax Band: E.

Tenure: Freehold.

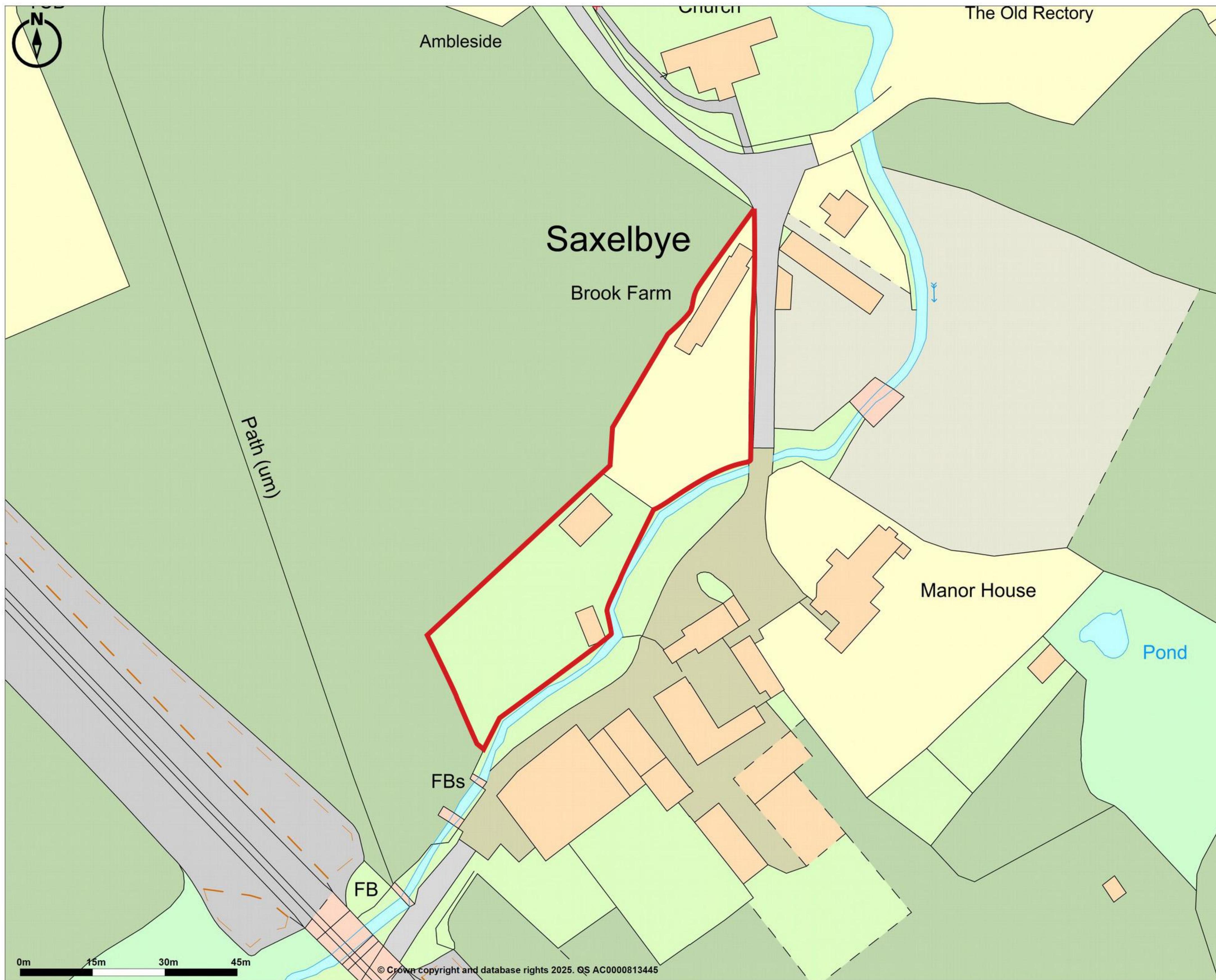
Local Authority: Melton Borough Council.



TOTAL FLOOR AREA : 2541 sq.ft. (236.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Smiths Property Experts

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