

# Ruby Cottage

Laughton, Lutterworth, LE17 6QD

**Garrison**  
REAL ESTATE



## FOR SALE

2,014 SQ FT  
(187.11 SQ M)

OFFERS IN THE REGION OF £850,000

Outstanding Family Home  
Highly Desirable Location  
0.66 Acre Plot

- 4 Bedrooms
- Superb Open Plan Living Kitchen
- Home Study / Office
- Tandem Garage
- Beautiful Large Country Garden
- Development Potential (STP)
- Full Fibre Connectivity

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0121 401 1604



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## Description

Rare opportunity to purchase a substantial four bedroom home in the rural village of Laughton, widely considered one of the most desirable villages in Leicestershire.

Ruby Cottage was substantially re-modelled and extended several years ago, creating an outstanding family home. The house is set in grounds extending to approximately 0.66 acres with beautiful gardens including some of the finest rose borders. The property also offers a potential development opportunity subject to planning permission.

The accommodation briefly includes on the ground floor a wonderful living kitchen, a lounge/sitting room and study/computer room. On the first floor there is a master bedroom with Juliette balcony and en suite together with three further bedrooms.

## Location

Laughton is a small village and civil parish located in the Harborough district of Leicestershire, England. Situated approximately 5 miles west of Market Harborough and 12 miles southeast of Leicester, it lies within the East Midlands region.

The village is characterized by its historic architecture, with many old buildings lining its streets. Notably, a row of cottages opposite the church dates back to medieval times, showcasing the village's rich history.

Nestled in the rolling hills of South Leicestershire, Laughton offers picturesque views of the surrounding countryside including the Laughton Hills to the south of the village.

Nearby attractions include the Foxton Locks, a series of canal locks offering scenic walks, and the Saddington Reservoir to the north, providing recreational opportunities.

## Viewings

For further information or viewings, please contact the sole agents.

## Terms

The property is available on a freehold basis.

## Title

Additional land was acquired from Leicestershire County Council and there is a clause reserving a percentage in any

uplift in value should somebody wish to develop the land.

The covenant for any additional payment relating to the additional land is based on 50% of the uplift in value for planning permission for a change of use of the development land, for a period of 25 years from 22nd March 2013.

## The House

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

### Reception Hall

Balustrade staircase rising to first floor.

### Cloakroom

With contemporary wash hand basin set on vanity unit, low flush lavatory, central heating radiator.

### Lounge / Sitting Room

6.02m x 3.96m (19'9" x 13')

An elegant room with a magnificent marble fireplace housing an open fire facility. There are French doors opening onto the garden, roof lights, central heating radiator.

### Study

3.61m x 2.51m (11'10" x 8'3")

Overlooking front garden. Central heating radiator.

### Living Kitchen

8.18m x 4.11m (26'10" x 13'6")

A wonderful open plan living space, the kitchen dining area is very much the heart of the house and is fitted with an extensive range of base and wall units with lots of storage. "Heritage" coloured doors and high quality work surfaces. The high-end appliances include a "Smeg" five ring induction hob with "Neff" extractor over. Other appliances by "Neff" include a double oven with stainless steel finish to front, a dishwasher and washer/dryer. There is an island unit with breakfast bar, a pantry dresser style unit with two fridge drawers and larger cupboards to either side together with a sideboard with illuminated crockery display cabinets.

### Living Area

French doors open from the living area into the garden.

### On the First Floor

Stairs rise from the reception area to the landing.

### First Floor Landing

Opening off the landing are the four bedrooms.

### Master Bedroom Suite

6.91m x 3.25m (22'8" x 10'8")

A beautiful room with French doors opening onto a Juliette style balcony from which the views over the amazing gardens can be enjoyed. Central heating radiator.

### En-Suite

3.05m x 1.88m (10' x 6'2")

There is a P shaped shower bath with shower over. Low flush lavatory, wash hand basin and full tiling to the walls. Central heating radiator.

### Bedroom Two

3.66m x 3.58m (12' x 11'9")

Dado rail. Central heating radiator.

### Bedroom Three

4.75m x 2.79m (15'7" x 9'2")

Overlooking garden. Central heating radiator.

### Bedroom Four

3.73m x 2.06m (12'3" x 6'9")

With fitted cupboard. Central heating radiator.

### Family Bathroom

3.99m x 2.79m max (13'1" x 9'2" max)

There is a free standing traditional bath, a large shower cubicle, low flush lavatory by "Sanitan" and wash hand basin.

### Outside to the Front

A stoned drive leads to the tandem garage.

### Tandem Garage

8.69m x 3.3m (28'6" x 10'10")

With electric roller shutter door opening onto the drive and double doors opening into the garden.

### To the Side

To the side of the drive, the foregarden is lawned and a feature has been made of the old Well with climbing roses sprawling over the gazebo. There are some lovely climbing roses that have been trained up the front of the house.

### Original Garage

5.98m x 2.6m (19'7" x 8'6")

The former garage has been retained to the side of the house, should someone wish to redevelop it.

### Garden

The current owners have created a very special garden. Immediately adjoining the house, there is a patio with some outstanding rose borders and steps up to the garden. The garden is lawned interspersed with the most spectacular flower and herbaceous borders providing dramatic colour throughout the year, plus an orchard and soft fruit section. Two greenhouses and two sheds are included in the sale.

### Utilities

The property benefits mains electricity, water and sewerage, and is served by an oil fired central heating system.

The village benefits from full fibre broadband, which is connected to the house.

### Council Tax

Property Band E.

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## Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

### Contacts

JON RYAN-GILL  
07961 820 757  
[jrg@garrisonrealestate.co.uk](mailto:jrg@garrisonrealestate.co.uk)

### Further Information

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