



**Connells**

Broom Hill Farm Desford Lane  
Peckleton Leicester



### Property Description

Exceptional Country Residence with Panoramic Views and Extensive Grounds.

Broom Hill Farm offers an outstanding blend of rural tranquillity and refined modern living.

This impressive residence enjoys a highly sought-after position on Desford Lane, Peckleton - surrounded by rolling fields, open skies, and a true sense of privacy, while remaining just a short drive from Leicester, Hinckley, and Market Bosworth.

Perfect for families or buyers seeking a luxurious rural retreat, this property combines elegant interiors, generous proportions, and expansive outdoor space ideal for country living.

Located in the idyllic rural village of Peckleton, surrounded by open countryside and scenic walking routes. Just a short drive to Desford, Earl Shilton, and Hinckley, offering a range of amenities, restaurants, and well-regarded schools.

Excellent connectivity to Leicester city centre, Market Bosworth, and the wider Midlands via the A47, M69, and A5. Ideal for those seeking a countryside lifestyle with convenient access to urban facilities. Close to local equestrian facilities, farm shops, and picturesque country pubs.



Broom Hill Farm represents a rare opportunity to acquire a spacious and beautifully situated home in one of Leicestershire's most picturesque rural locations - combining timeless charm, modern comfort, and an enviable countryside lifestyle.

## Ground Floor

### Entrance Hallway

6' 8" x 4' 11" ( 2.03m x 1.50m )

With tiled flooring and store cupboard, offering a practical and attractive entryway.

### Lounge

33' 10" x 14' 10" ( 10.31m x 4.52m )

A generous main reception room featuring a corner wood burner, oak flooring, exposed beams, French doors opening to the rear elevation, and TV points - creating a warm and inviting family space.

### Dining Room

15' 3" x 11' 9" ( 4.65m x 3.58m )

An open and airy dining space with tiled floor, front elevation aspect, and large window providing excellent natural light.

### Kitchen

18' 6" x 11' 9" ( 5.64m x 3.58m )

A well-appointed kitchen with tiled floor, side door, and window to the side elevation. Includes an integrated dishwasher, fitted oven, microwave, electric hob with extractor fan, additional Velux skylights, sink with mixer tap, and pantry cupboard.

### Utility Room

11' 10" x 8' ( 3.61m x 2.44m )

With tiled flooring and plumbing for a boiler - an ideal space for laundry and additional storage.

### Bathroom

13' 10" x 7' 1" ( 4.22m x 2.16m )

A stylish downstairs bathroom, fully tiled in marble with basin, tiled walls, W.C., and heated radiator.

## First Floor

### Bedroom 1

17' 3" x 11' 9" ( 5.26m x 3.58m )

A generous double bedroom to the rear elevation with oak flooring, TV point, and radiator.

### Bedroom 2

15' 3" x 15' 3" ( 4.65m x 4.65m )

A spacious principal bedroom with oak flooring, windows on all elevations, fitted wardrobes, bookcase, TV point, and radiator.

### Bedroom 3

12' 2" x 7' 5" ( 3.71m x 2.26m )

Featuring oak flooring, internet ports, radiator, and a front elevation aspect.

### Bedroom 4

15' 6" x 7' 11" ( 4.72m x 2.41m )

A well-proportioned room to the front elevation with oak flooring and radiator.

### Bathroom

15' x 7' 9" ( 4.57m x 2.36m )

A large, fully tiled family bathroom comprising corner bath, shower, pedestal sink, W.C., towel rail, and large mirror.

### Outside

Front Garden:

Parking to front courtyard with a large brick-built barn.

Rear Garden:

Wrap-around rear garden featuring a slabbed patio area and lawn - perfect for outdoor relaxation and entertaining.





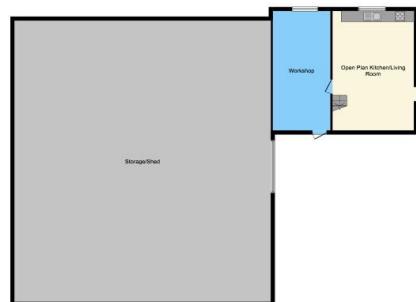




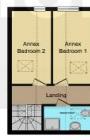
**Ground Floor**



**First Floor**



**Annex Ground Floor**



**Annex First Floor**

# Connells

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EPC Rating: E    Council Tax  
 Band: G

Tenure: Freehold

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