



Eaglesfield Farm, Main Street, Leire,
Leicestershire, LE17 5HF

HOWKINS &
HARRISON

Eaglesfield Farm, Main Street, Leire, Leicestershire, LE17 5HF

Guide Price £830,000

A detached four-bedroom house and adjoining self-contained annex, stables/outbuilding and pony paddocks.

Extending to 3.09 acres or thereabouts.

Features

- Four-bedroom farmhouse - approximately 3,296 sq ft (including Annex)
- Self-contained one bedroom annex
- Approximately 3.09 acres of pony paddocks on the edge of Leire village
- A range of stables/outbuildings

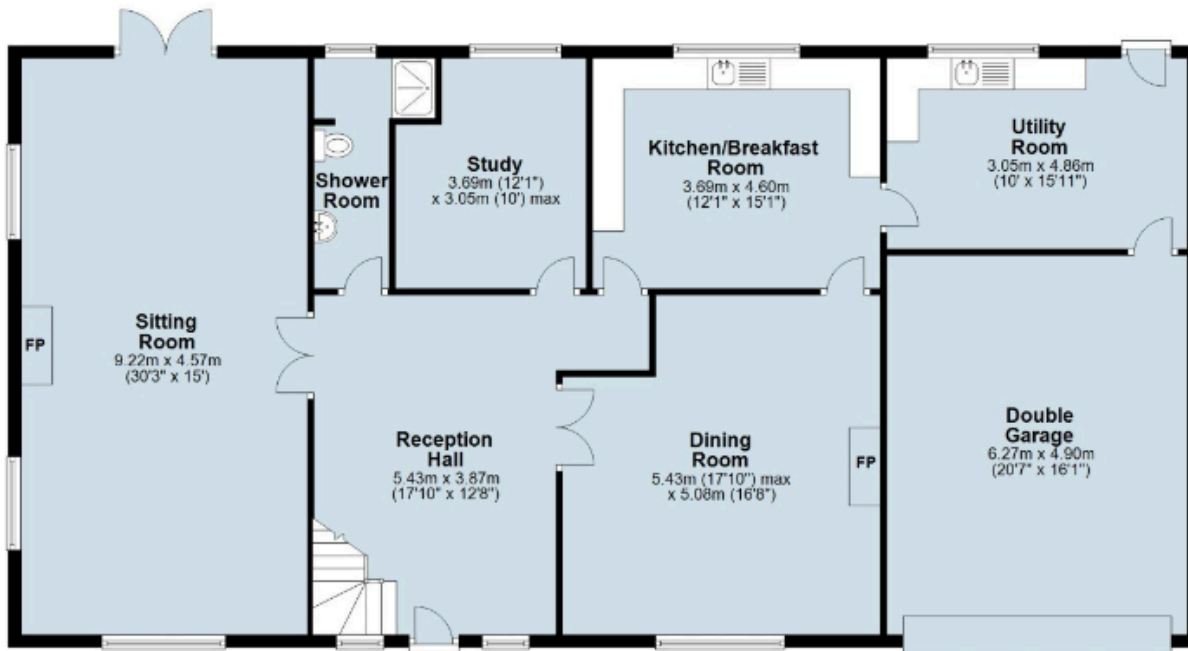
Distances

- Lutterworth – approximately 4.5 miles
- Rugby – approximately 11 miles
- Leicester – approximately 12 miles
- Coventry - approximately 18 miles



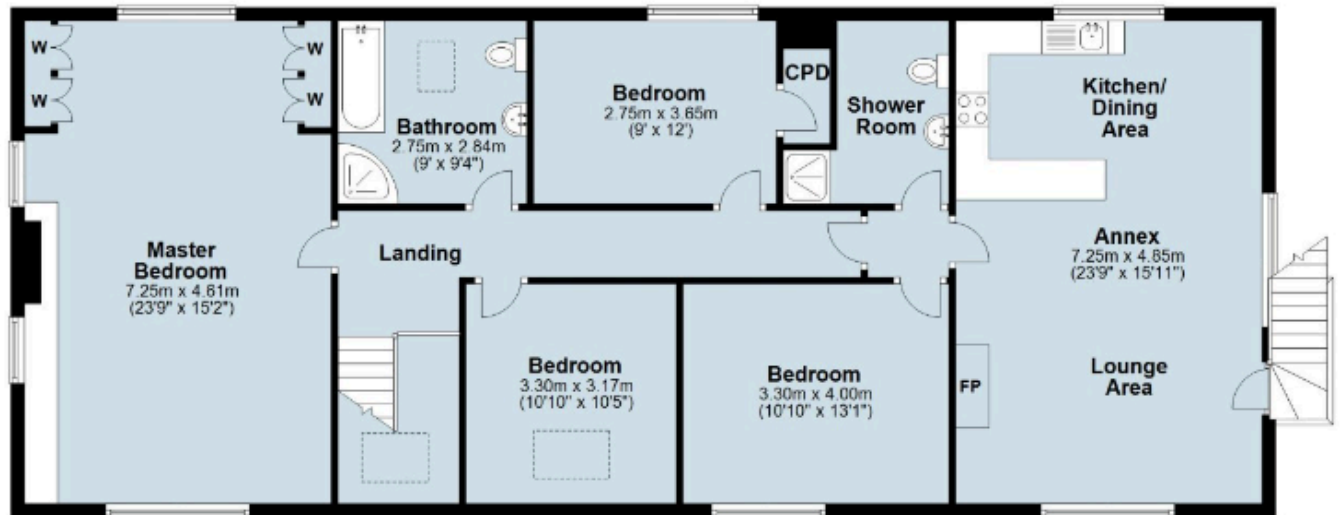


EAGLESFIELD FARM FLOOR PLAN - (TOTAL GIA 3,296 sq ft)



GROUND FLOOR

FIRST FLOOR





Situation

The property is located on the edge of Leire, off Main Street, accessed via a shared private driveway situated on the eastern edge of the village. A wide range of everyday facilities and amenities are in Lutterworth approximately 4.5 miles to the south.

The property provides excellent network connections with J20 of the M1 being approximately 5 miles to the south and the A5 is 4 miles to the south-west. Both offer access to wider road links including the M6, A14 and M69. London can be reached via a direct train service from Rugby within an hour.

Description

Eaglesfield Farm comprises a four-bedroom detached farmhouse and an adjoining self-contained annex, a private garden, stables/outbuildings and approximately 2.89 acres of land.

The house is of brick construction under a pitched tile roof with double glazed uPVC windows and doors throughout. The accommodation is provided over two floors and benefits from spacious and well-proportioned rooms throughout, together with a boarded loft and an attached double bay garage.

The accommodation comprises of the following:

- Reception hall which leads to
- Kitchen/ Breakfast room
- Dining room
- Sitting room
- Study
- W/C and shower
- Utility room which leads to the double garage

Stairs to the landing leading to the:

- Master bedroom with fitted wardrobes
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom and Shower Room
- Landing granting access to the self-contained annex which includes lounge area and independent kitchen and dining area together with a separate access

Outside

The double bay Garage can be accessed via the up and over door to the front of the house. Alternatively, a pedestrian door grants access from the utility room inside the house.

The Garden is laid to lawn and stretches from the front of the property round the side near the stables/outbuilding and bordered by post and rail fencing with established trees situated throughout.

The stables/outbuilding are situated along the northern boundary of the property and are of timber construction and clad with timber panels with a concrete apron to the front. The stable comprises three loose boxes with a storage/tack room adjacent. Access can be gained via either of the three stable doors or pedestrian door to the front.

The pony paddocks are flat in nature and extend to approximately 2.89 acres. The paddocks are situated to the front of the stables/outbuilding and divided internally by a mixture of wooden post and rail fencing and post and electric fencing. Internal field gates grant access to the subdivided paddocks. The land is bordered by post and rail fencing and established hedgerows.

Tenure and Possession

The property is offered for sale freehold with vacant possession given upon completion.

EPC Rating

The current EPC rating for the house is 74C with a potential to be 79C.





Council Tax

Eaglesfield Farm is within Council Tax band 'F'. The amount payable for 2024/2025 being £3,156.92.

Overage

The Property will be sold subject to a development overage clause which will reserve 30% for an uplift in value for a period of 30 years for any non-agricultural, non-horticultural or non-equestrian development that takes place on the land.

The overage will be triggered upon either the implementation of planning consent or the disposal of the property subject to planning consent and for the avoidance of doubt, will not be triggered on any agricultural or equestrian development.

Services

The property benefits from mains water, electricity, gas and a private drainage system.

None of the above services have been tested and the purchasers should note it is their specific responsibility to make their own enquiries to the appropriate authorities as to location, adequacy, or availability of the aforementioned services.

SITE PLAN









Rights of Way etc

Two public footpaths cross the property.

The property has a private right of way over the first part of the driveway (colour washed blue on the site plan) subject to a contribution towards the maintenance.

Title

The property is registered under the title number LT443383.

Sporting, Timber, and Mineral Rights

All rights are held with the freehold owner and will be included in the sale of the property. The plan area and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only.

Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Method of Sale

The property is offered for sale as a whole by private treaty. The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice and may consider the sale of individual plots.

Local Authority

Harborough District Council - 01858 828282
Severn Trent Water – 0800 783 4444
National Grid - 0800 6783 105

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or agents in respect of any error, omissions or misdescriptions. The plan within these sales particulars is for identification purposes only.

Anti-Money Laundering Regulations

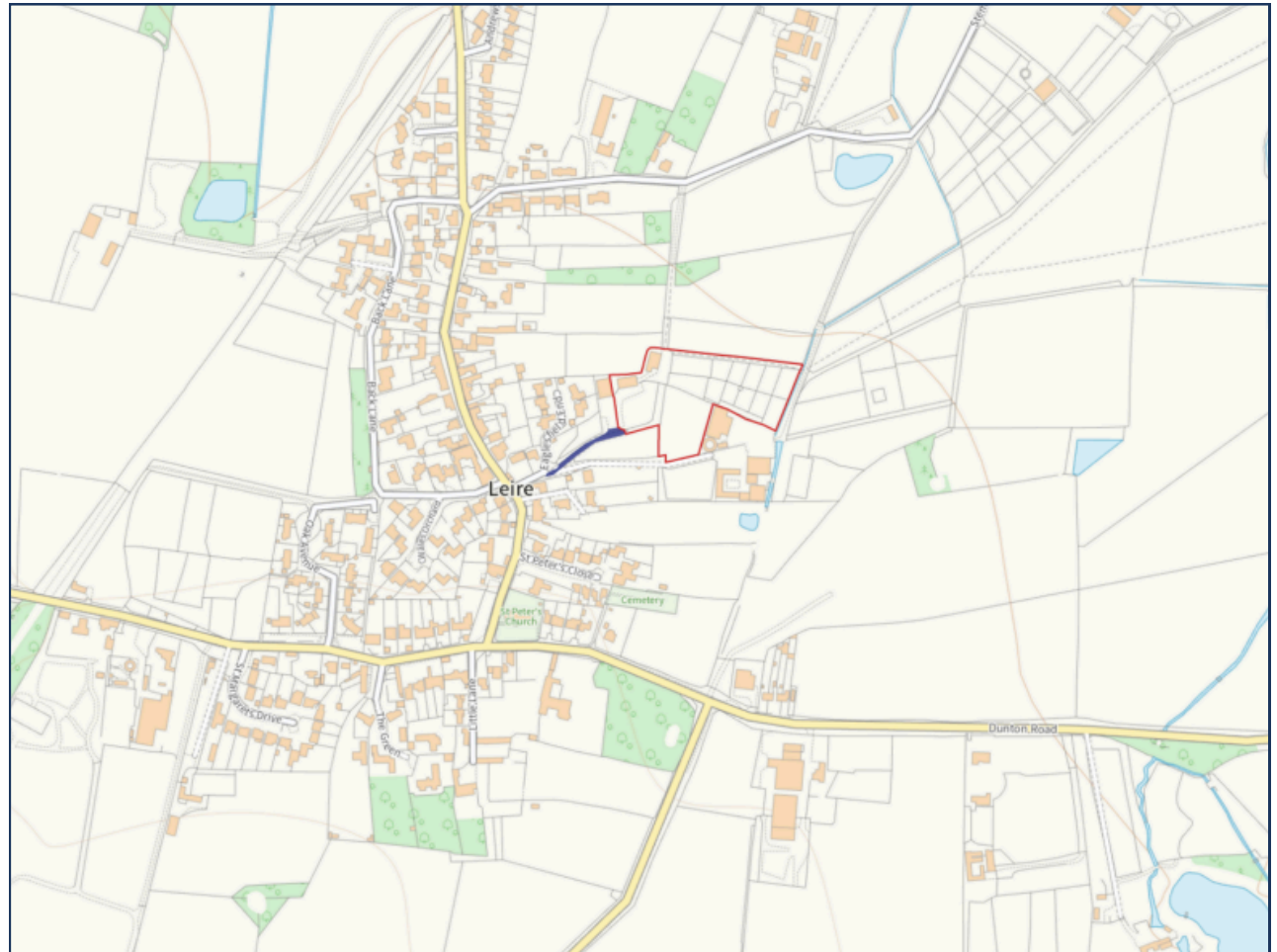
We are required under due diligence, as set up under HMRC, to take full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Vendors Solicitor

Susan McCole
Headleys, 15 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: 01455 637 815

Viewings

Strictly by prior appointment through the agents at the Rugby Office on 01788 564680 or by email to rurgral@howkinsandharrison.co.uk.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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