

# GLEBE FARM

WOODWAY LANE, CLAYBROOKE PARVA, LUTTERWORTH LE17 5BH



JAMES  
SELICKS



A stunning, period farmhouse located within the charming village of Claybrooke Parva, retaining a wealth of original features whilst enjoying contemporary styling. Situated on a plot of approximately 1.52 acres enjoying countryside views, the property offers spacious accommodation including a superb living/dining kitchen, four bedrooms and two bathrooms in the main house and a two bedroom annexe, plus a triple garage with first floor storage.

This magnificent country home is ideal for families wishing to settle in a picturesque village.

Porch • reception hall • dining room • sitting room • open plan living kitchen • cloakroom • utility room • boot room • master bedroom • Jack & Jill bathroom • three further bedrooms • en-suite • annexe with sitting room, kitchen, two bedrooms and bathroom • driveway • two courtyards • triple garage with storage above • lawned rear gardens • 1.52 acre plot countryside views • EPC - E

### Location

Claybrooke Parva is a small, peaceful, south Leicestershire village flanked by some of Leicestershire's most attractive rolling countryside. Exceptionally well placed for major centres for employment, road and rail travel and attractive countryside and pretty market towns, the area is ideal for the commuter with excellent transportation links. The A5 is just two miles distant and the M1, M6 and M69 motorways are only approximately 5 miles. Mainline rail links are also available at Rugby, Market Harborough, Leicester, Coventry < Hinckley and Nuneaton, with London approximately only an hour away.

### Accommodation

**The Main House** is entered via steps upto an open brick and oak porch with a tiled roof, and double wooden and glazed doors leading into the reception hall with tiled flooring, housing the wooden and glazed staircase to the first floor. Flanking the hallway are two reception rooms; a dining room to the left with a wood framed sash window to the front, a feature Victorian cast iron fireplace with stone hearth, wooden skirting and a cupboard built-in to the chimneybreast recess, ornate ceiling rose and a cast iron school style radiator. To the right is a sitting room boasting a wood framed sash window to the front with a cast iron school style radiator beneath, a feature fireplace surround with an inset gas living flame effect fire with marble hearth, wooden skirting and cupboards built-in to the chimneybreast recess.

The fantastic, open plan living kitchen enjoys an abundance of natural light by virtue of two picture windows overlooking the courtyard and French doors onto the patio. The kitchen area has wooden beams to the ceiling with inset ceiling spotlights, exposed brick pillars and boasts an extensive range of solid oak base level units and drawers with marble preparation surfaces, a double Belfast sink with mixer tap over, tallboy pantry cupboards, space for a dishwasher and American style fridge-freezer. A large island unit with a dark wooden top provides further storage and breakfast bar space whilst housing a Range style cooker and electric hob. Wooden flooring continues through to the living area with inset ceiling spotlights, two contemporary style vertical radiators, a window to the side and two sets of French doors to the rear and side elevations leading onto the patio entertaining area and garden beyond.

A useful ground floor cloakroom provides a two piece suite. There is a utility room with matching base level units and a separate boot room with tiled flooring, further matching base level units with a ceramic sink and drainer unit, mixer tap over, ceiling beams, inset spotlights and a wooden stable door with window to the side leading to the courtyard.





To the first floor is a landing with access to a Jack and Jill bathroom shared with the master bedroom. Bedroom two is a large double with a double sash window enjoying countryside views, a feature Victorian cast iron fireplace and an en-suite with a window to the front providing a large glazed shower enclosure with fixed and personal shower heads, enclosed WC and an inset hand basin with cupboard under, part tiled walls and tiled floor. Bedroom three is also a double with a sash window to the front, a Victorian cast iron fireplace, built-in double wardrobe, inset ceiling spotlights and wooden flooring. Bedroom four has a window to the rear, inset ceiling spotlights, wooden flooring and loft access.

The exquisite master bedroom is flooded with light from double skylights and a low casement window to the side, provides loft access inset ceiling spotlights, wooden flooring, glazed double doors affording countryside views and access to a luxury Jack and Jill bathroom with two skylights, a freestanding oval bath, a wet room style shower with fixed rainforest and personal shower heads, an enclosed WC and contemporary bowl style wash hand basin on a bespoke wooden shelf with storage beneath, part tiled walls and tiled floor.

**The Annexe** which is link detached, has a sitting room has a window overlooking the rear garden, inset ceiling spotlights, an open, window style hatch to the kitchen and houses the stairs to the first floor. The light and bright kitchen has quarry tiled flooring and inset ceiling spotlights providing a good range of wooden eye and base level units and drawers with wooden preparation surfaces, metro tiled splashbacks and a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a dishwasher and a double oven with electric hob and extractor unit above; there is also space and plumbing for an automatic washing machine. Floor to ceiling glazed lights and wooden double doors lead onto a pergola covered terrace. To the first floor of the annexe are two bedrooms, each with a window to the side elevation and a luxury shower room with a sash window, providing a three piece suite comprising an enclosed WC, large shower enclosure and contemporary bowl style wash hand basin on a bespoke wooden shelf with storage beneath, extractor fan, inset ceiling spotlights, part tiled walls and tiled floor.

#### Outside

The property is accessed via a driveway and double wooden gates to a gravelled courtyard providing ample car standing and giving access to the substantial triple garaging with first-floor storage rooms. Additional parking is also available to the rear between the house and garage. A sandstone patio entertaining area wraps around the house, providing numerous seating areas to take advantage of the uninterrupted countryside views from the beautiful gardens, mainly laid to lawn with a variety of mature trees and shrubs and the large pond.

**Tenure:** Freehold. **Conservation Area:** None

**Local Authority:** Harborough District Council, **Tax Band:** G

**Services:** Offered to the market with all mains services and oil-fired central heating. tbc

**Broadband delivered to the property:** tbc

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** tbc

**Flooding issues in the last 5 years:** tbc

**Accessibility:** Two-storey dwelling. No accessibility modifications. tbc

**Planning issues:** tbc

**Satnav Information :** The property's postcode is LE17 5BH, and house name : Glebe Farm.





ANNEXE





Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseilicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseilicks.com



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**Measures and Other Information**  
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



## Woodway Lane, Claybrooke Parva, Lutterworth, LE17

Approximate Area = 2258 sq ft / 209.7 sq m (excludes carport)

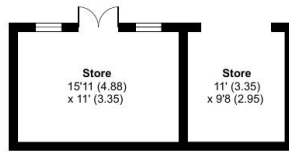
Annexe = 694 sq ft / 64.4 sq m

Garage = 594 sq ft / 55.1 sq m

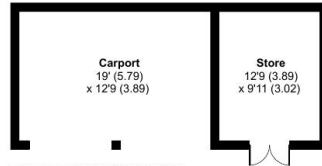
Outbuildings = 410 sq ft / 38 sq m

Total = 3956 sq ft / 367.5 sq m

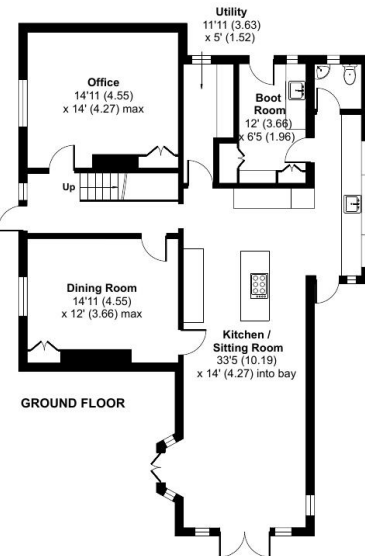
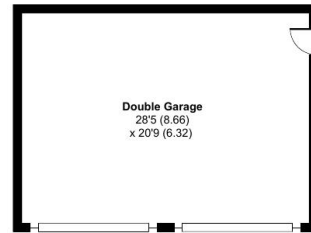
For identification only - Not to scale



OUTBUILDING 1 / 3



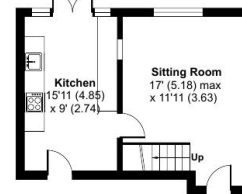
OUTBUILDING 2 / CARPORT



GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for James Sellicks Estate Agents. REF: 1205330

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC

