

Hubbards Farm

ASHBY MAGNA, LUTTERWORTH, LEICESTERSHIRE



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Hubbard's Farm originally dates back to the 1900's and has been extended to 3261 sq. Ft. Over the years to create a wonderful village home retaining much of its character, located in this popular south Leicestershire village.

Detached village home • Entrance hall • Four reception rooms • Fitted dining kitchen with Aga • Six bedrooms • Three bathrooms • Double Garage & large driveway for several vehicles • Private rear gardens • Popular village location • D •

Accommodation

The property retains a wealth of period features including beamed ceilings, exposed brick walling, timber latched doors and was completely refurbished in 2001. More recently our clients have updated the kitchen and bathrooms.

The property is entered through a timber door into an impressive double height entrance hall with vaulted ceiling with an Oak return staircase rising to the first and second floor with a double height arch window overlooking the rear elevation. There is a under stairs cupboard off and a further cupboard with steps that leads down to a two-room cellar. To the right of the hall is the sitting room which has an exposed brick inglenook fireplace with a log burner, a dual aspect with window to the front and French doors opening onto the rear garden. To the left of the hall is the snug which has an exposed brick wall to one side and beamed ceiling. Double doors open into the conservatory with under floor heating and doors to the rear garden. A door off the Snug leads into the dining room with exposed beamed ceiling, engineered oak flooring and window to the front elevation.

This room is open plan into the kitchen which is beautifully fitted with an excellent range of bespoke cupboards with granite work surfaces over and a Belfast sink. Appliances to be included are a two oven Aga, four ring ceramic hob, Bosch oven/microwave, integrated dishwasher, fridge and freezer. An island unit offers further storage cupboards, a wine cooler and has an extended breakfast bar. The utility room completes the ground floor accommodation which has further storage cupboards, space for white goods, a cloakroom off and access to the rear garden. In addition, there is a recently installed New Worcester/Bosch Boiler with Hive thermostatic control system.

The first-floor landing is a light and airy area with a window to the front elevation. To the right is a further inner landing which also has a window to the front elevation. Ahead is the master bedroom which has a dual aspect to the front and rear and loft access. There are two further double bedrooms one with fitted wardrobes and the other with an ensuite shower room. The family bathroom comprises of a free-standing bath, WC, wash hand basin under vanity unit and a separate shower. To the left of the first-floor landing is a double bedroom again with a dual aspect to the front and rear elevations. The second-floor landing gives access to two further double bedrooms both with exposed beams.

The property benefits from a planning consent granted for a two-storey extension to the rear of the property. Planning reference 15/01934/CLU.

Outside

The front of the property has cast iron fencing with mature shrubs and hedging. A paved path leads to the front door. To the side of the property block paving provides off road parking and access to double iron gates which in turn gives access to a further gravelled area and a detached garage. To the right is a five-bar timber gate which gives access to the rear gardens.

The gardens are mainly laid to lawn and are enclosed by mature shrubs, trees and hedging providing a high degree of privacy. Directly to rear of the property are paved seating areas which can be accessed through the sitting room and conservatory as well taking advantage of the sunny aspect.











Location

This is a lovely small village in the Harborough district. Excellent primary schooling is available nearby at Gilmorton Chandler C of E Primary, with a school bus connection. To the south the market town of Lutterworth provides a good array of everyday amenities including a leisure centre, and secondary schooling. The city of Leicester is to the north and provides a comprehensive range of shopping, leisure and commercial facilities.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** E

Listed Status: Not Listed

Conservation Area: No

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Accommodation over three floors. No accessibility modifications to the property

Planning issues: Planning consent granted for a two-storey extension to the rear of the property.

Planning reference 15/01934/CLU

Satnav Information

The property's postcode is LE17 5NL , and house number 21.

Hubbards Farm, Ashby Magna, Lutterworth, LE17

Approximate Area = 3473 sq ft / 322.6 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 3873 sq ft / 359.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rodhecom 2025. Produced for James Sellicks Estate Agents. REF: 1294006

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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.



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