



Manor Farm and Studios, Bennetts Hill, Dunton Bassett, Lutterworth,  
Leicestershire, LE17 5JJ

HOWKINS &  
HARRISON

# Manor Farm and Studios, Bennetts Hill, Dunton Bassett, Lutterworth, Leicestershire, LE17 5JJ

Offers in Excess of: £700,000

A substantial Grade II Listed farmhouse offering spacious and versatile four-bedroom accommodation over two floors, combined with a two-storey building that also has a separate entrance from Main Street. The property is situated in the heart of this popular Leicestershire village, set in private walled gardens and courtyard. In all, approaching a third of an acre (or thereabouts).

## Features

- Five reception rooms
- Four bedrooms & two bathrooms
- Wealth of original features
- Private walled gardens and cobbled courtyard
- Sought after village
- Office/Annexe over two floors
- Large garden room
- Workshop
- Grade II Listed
- Gas central heating



## Location

Dunton Bassett is a desirable village with a popular public house and Chinese restaurant, a primary school, village hall and All Saints church. The village is accessed mainly via the A426 with Lutterworth (4 miles approx) and Broughton Astley (1.5 miles approx.), where a large selection of amenities can be found. The village is well placed for motorway access in Lutterworth (M1 Junction 20) and a 50 minute fast line train service to London Euston can be accessed from Rugby station (approx. 11 miles away).



## Ground Floor

The front door opens into what is currently used as a study, featuring an impressive inglenook fireplace with open fire and original side cupboards. A door leads into the lounge which is made up of two former cottages and now provides a large living space with an attractive log burner. A spiral staircase gives access to the first floor. A further sitting room is located to the front of the property and has an attractive open fireplace with carved surround. Off the sitting room is an inner lobby which gives access to the main staircase leading to the first floor and access through to the breakfast room which features a grand inglenook fireplace with a multi-fuel Rayburn stove providing additional hot water and cooking facilities. The breakfast room leads through to the kitchen which has a range of fitted cabinets and a stable door opening onto a spacious garden room with guest WC, exposed brick walls, king truss beams, and windows overlooking the courtyard garden. Following on from this is a workshop with arched glazed windows and a raised sitting area which surrounds the former swimming pool.

The inner lobby also provides access to Manor Studios which is a fabulous and versatile space which lends itself to many different uses. Having its own access via Main Street, yet also access through the main property, means it could be used as a home office space, or for running a business from home. With relevant planning consents, it also has the potential to be converted into an annexe for multi-generational living. The studios are set over two floors, benefiting from a WC to the ground floor.





## First Floor

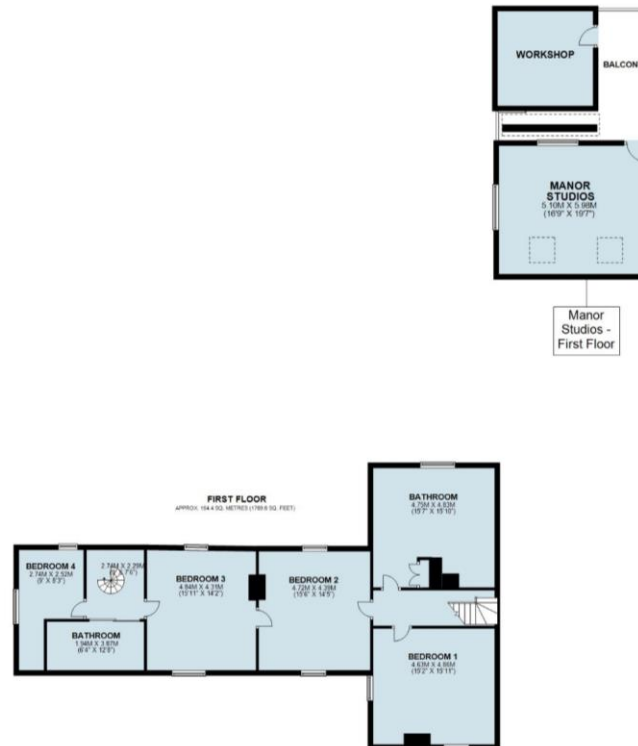
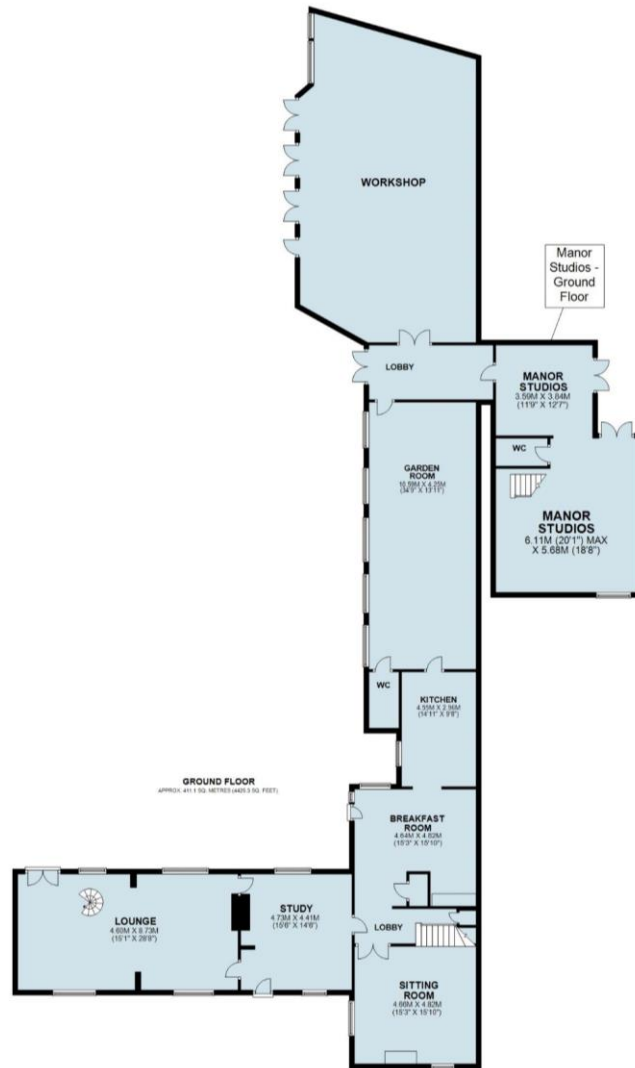
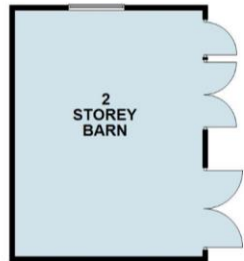
The stairs rise to the first-floor landing which features wonderful, exposed beams and original, solid wooden floors. There are doors to three bedrooms and the family bathroom. The family bathroom is an extremely generous size and measures 16ftx16ft. It is fitted with a pedestal basin, low level flush WC, and paneled bath. There is a window to the rear aspect and beautiful exposed beams to the walls and ceiling. Bedroom one is of a generous size and benefits from dual aspect windows and built-in wardrobes. Bedroom two is accessed from the landing and also benefits from dual aspect windows; a door leads through to bedroom three which features a lovely, Victorian inset fire basket. The spiral staircase in the lounge leads up to the inner landing between bedrooms three and four. This landing provides access to the second bathroom and bedroom four.



## Outside

To the front of the property, the garden area has a range of shrubs and plants which provide privacy from the road. It is divided by a gated blue brick pathway. Double gates give access to the rear courtyard garden where there is an original Jacobean cobbled area. There is access to the two-storey barn/store and stable style storage shed. To the rear of the property is access to Manor Studios which has a ground floor and first floor area. This is ideal for anyone wishing to run a business from home, yet could also be converted into an annexe (subject to planning permissions).





TOTAL AREA, APPROX. 675.5 SQ. METRES (1419.9 SQ. FEET)

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 01455 559203.

## Fixtures and Fittings

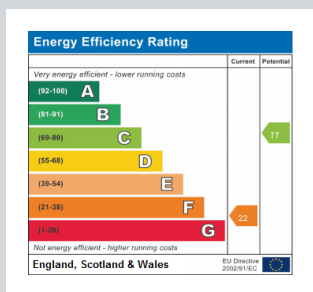
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council 01858 828282.  
Council Tax Band – G



## Howkins & Harrison

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