



Home Farm House, Frolesworth Lane, Claybrooke Magna, Leicestershire, LE17 5AS

HOWKINS &
HARRISON

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Guide Price: £825,000

A fabulous four bedroom detached farmhouse with a wealth of charm and character, finished to an impeccable standard and boasting a range of additional outbuildings and a beautifully landscaped garden.

Features

- Four generous bedrooms
- Two en-suites
- Underfloor heating in kitchen and master bedroom en-suite
- Double garage
- Additional dwelling
- Workshop
- Gated driveway
- Immaculately presented throughout
- Beautifully landscaped garden
- Solar thermal hot water system
- EPC rating - C



Location

Claybrooke Magna is situated off the A5 and is within easy reach of the M69/M1/M6. The local market town of Lutterworth is approx. 5 miles away with a good selection of local shops and amenities including restaurants and supermarkets. The pretty village of Claybrooke Magna is surrounded by attractive Warwickshire countryside. Within the village there is a traditional village hall for community events, local public house and a sought-after Primary school, situated at the neighbouring village of Claybrooke Parva.



Ground Floor

Entry via rear door into porch area with door to downstairs WC and window to rear. This leads through to a beautifully versatile space with dual aspect windows and fireplace, with a door leading through to the delightful shaker-style kitchen. This features a wonderful island with two built-in wine racks, finished to the highest specification. It boasts tiled flooring, a stunning range of base and eye-level units with complementing work surfaces, tiled backing, plus exposed beams and A-frames. The built in fridge/freezer, Insinkerator hot tap, Rangemaster cooker, and dishwasher are all included. The kitchen also benefits from a vast array of storage space, as well as oak framed bifold and patio doors to the rear garden. From the kitchen there is easy access to the utility room with a range of built-in storage solutions with work surfaces over, a sink and drainer, as well as space for washing machine and tumble dryer. There is beautiful wooden flooring throughout the property, with underfloor heating in the kitchen and ensuite master bathroom, and the hallway boasting a beautiful understairs cupboard. The door opens to a generous dining room with dual aspect windows, a door to a staircase, the front door, and a door to the main sitting room. This room is beautifully furnished and features an inglenook log burner within an exposed brick fireplace, exposed beams, and dual aspect front and rear windows. The oak door leads through to another rear entrance with oak staircase and understairs cupboard. Along the hallway, fitted with a frosted post-box window there is a second sitting room which is of a good size and features a beautiful exposed beam and two windows to the front aspect. The third reception room is currently used as a study and provides an ample and versatile space to suit your needs. It features a built-in storage cupboard, and front aspect window with Hilary shutters which extend across the ground floor. There is a second downstairs WC with a Victorian hard flush and Victorian style pedestal wash hand basin with tiled splashback. Additionally, this property also benefits from a floor secured safe, Sonos wireless sound system in the bathroom, bedroom, dining room, and kitchen, and has had recent and various pointing works.





First Floor

Stairs rise to first floor landing, with generous master suite to the left. This features a range of built-in wardrobes, dual aspect windows and doors to the ensuite bathroom. This features a beautiful clawfoot bathtub with free standing telephone tap, tiled walk-in shower with rainfall shower head, two Velux windows, an array of storage space, exposed beams, and a beautiful stained glass window. There is also a vanity style sink and a Victorian style radiator. The hallway benefits from further storage cupboards and bright windows to the rear, as well as a second staircase to the front of the property. The second bedroom features an ensuite with single electric shower cubicle, built-in wardrobe, and an original fireplace. The third bedroom is again of an extremely generous size with a front aspect window and large built-in wardrobe space plus a further shelved storage cupboard. The family bathroom features a vanity style sink, frosted window, and electric shower over the bathtub. The fourth bedroom boasts beautiful countryside views over the rear garden and is of an extremely generous size.

Outside

The outside of the property boasts space for multiple cars plus electric charging points, remote control electric gates to the driveway, a remote access alarm system, and a double garage with attached dwelling that could easily be converted into an annex. The alteration to the outbuildings has a certificate of completion and benefits from storage heating, electric, and wireless broadband connection. The outbuilding includes a home office on the ground floor, an insulated upstairs music and recreation area, and a new roof. The cowshed storage area to the rear also benefits from a new roof and lends itself to many different uses.





Viewing

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

Fixtures and Fittings

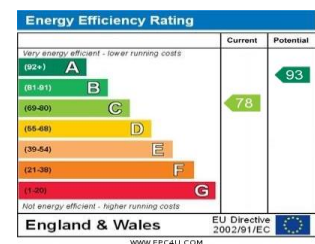
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

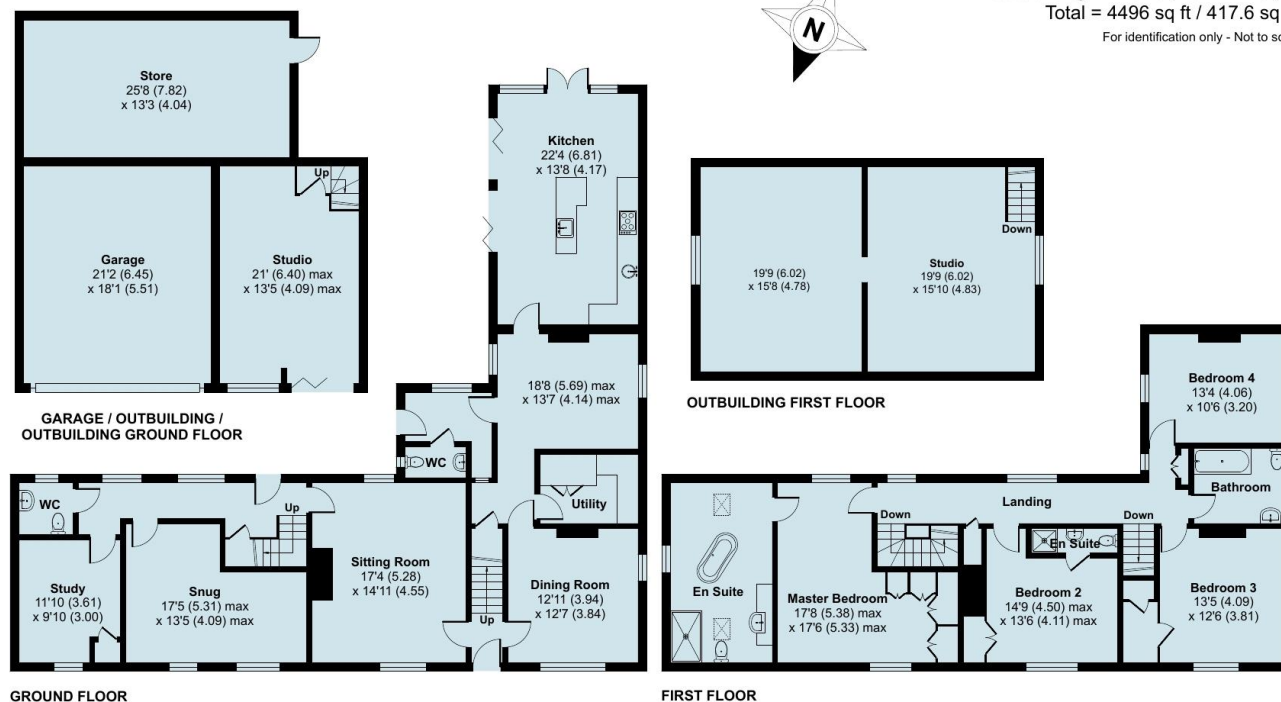
Local Authority

Harborough District Council 01858 828282.
Council Tax Band – E



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Approximate Area = 2855 sq ft / 265.2 sq m
Garage = 380 sq ft / 35.3 sq m
Outbuilding = 1261 sq ft / 117.1 sq m
Total = 4496 sq ft / 417.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Howkins & Harrison. REF: 954716

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