



Old Coach House, Church Walk, Bruntingthorpe, Lutterworth,
Leicestershire, LE17 5QH

HOWKINS &
HARRISON

Old Coach House,
Church Walk, Bruntingthorpe,
LE17 5QH

Guide Price: £575,000

A charming three bedroom barn conversion with double garage, off-road vehicular parking and a separate home office/gym, located at the end of Church Walk in the popular Leicestershire village of Bruntingthorpe. The property further benefits from a master bedroom with en-suite and a delightful, fully enclosed rear garden.

Features

- Sought after village location
- Two reception rooms
- Downstairs cloakroom
- Three bedrooms
- Master with en-suite shower room
- Log burner
- Integrated appliances
- Gas central heating
- Separate home office and gym
- Enclosed rear garden
- Off road vehicular parking
- Double garage



Location

Bruntingthorpe is an attractive, highly sought after village in the Harborough District of Leicestershire. Within the village itself there are two public houses, a church, and a village hall. It borders the villages of Peatling Parva, Gilmorton and Kimcote and is just a short drive away from the market town of Lutterworth, which offers a number of local amenities such as shops, public houses, supermarkets, and a GP surgery. The village is very well positioned for the commuter with the M1, M6, M69 and A5, all within easy reach. Train stations can be found nearby at Market Harborough and Rugby.



Ground Floor

A multi paned UPVC door provides access to the kitchen which is fitted with a modern farmhouse style kitchen, with oak wall and base cabinets incorporating numerous cupboards and drawers, including glass display cabinets, a full height fridge freezer housing unit and a larder cupboard, with complementary work surfaces over. There is tiled effect vinyl flooring and integrated appliances include a Neff electric oven, gas hob with four burners, extractor fan and fridge/ freezer. An attractive oak centre island unit with granite worktop offers further storage solutions with additional cupboards, shelving and drawers. The dining room is accessed from the kitchen and has white painted ceiling beams and stairs rising to the first floor. This light and airy space is flooded with natural light with glazed French doors leading out to the rear garden. From this room, a further door leads through to an inner hall with glazed panels, affording plenty of light and providing delightful views of the garden. Doors lead through to the sitting room and cloakroom which has vinyl flooring, chrome heated towel ladder, wc and wash hand basin and a useful storage cupboard. The sitting room is particularly light and spacious with French doors with glazed panels either side. The focal point of the room being a log burner on a slate hearth with attractive oak beam over.





First Floor

A spacious split level galleried landing, with plenty of space for additional storage, has doors providing access to the first floor bedrooms and family bathroom. The master bedroom has bespoke fitted wardrobes and drawers to one wall, with a window overlooking the side aspect and a ceiling Velux. The master bedroom boasts its own en-suite which is fitted to a contemporary theme with marble effect grey tiling, wc, wall hung wash hand basin over a vanity unit with fitted mirror and light above and a shower enclosure with chrome and glass screens. There are two further bedrooms one of which has fitted wardrobes and drawers with mirror over to one wall. The family bathroom is fitted with vinyl tiled effect flooring and comprises of a wc, pedestal wash hand basin and an attractive ball and clawfoot bath with Victorian style mixer taps over. There is also a generously proportioned storage cupboard.

Outside

To the front of the property there is a block paved drive with parking for two vehicles in front of the double garage with electric roller door. Double wooden gates provide access to the rear garden and a home office/gym which has underfloor heating throughout, bi-fold doors to the front and is separated into three areas. The central room is currently being used as a gym. A part glazed oak door leads to a further room which is being used as a home office and a further door provides access to the cloakroom, with wc and wash hand basin. This building is of block construction and has multiple uses, including providing additional accommodation. The rear garden is partially screened by trees and is enclosed by an attractive brick-built wall and close board fencing, which gives a distinct private feel. Behind the home office there are sleeper edged borders and space for storage. The rear garden is mainly laid to lawn with a paved patio/path extending across the rear, which provide an ideal space for outdoor seating and Al fresco dining. There is an established flower border and pretty rockery area along with log store.





Viewing

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

Fixtures and Fittings

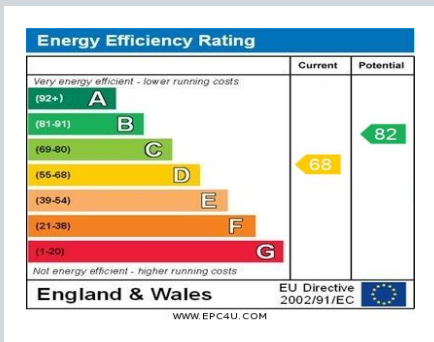
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



Church Walk, Bruntingthorpe, Lutterworth, LE17

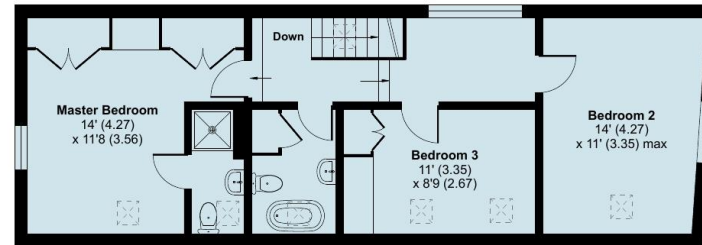
Approximate Area = 1306 sq ft / 121.3 sq m

Garage = 248 sq ft / 23 sq m

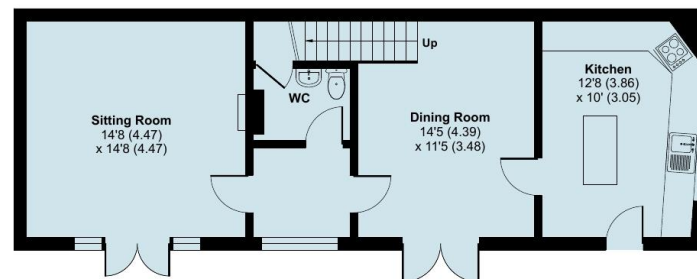
Outbuilding = 282 sq ft / 26.1 sq m

Total = 1836 sq ft / 170.4 sq m

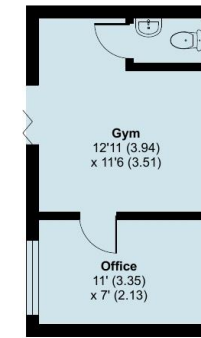
For identification only - Not to scale



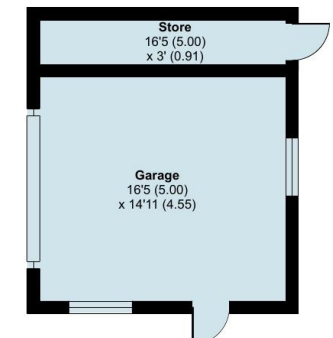
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1/3



GARAGE / OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1115883

Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.