



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

HOWKINS &
HARRISON

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

Guide Price: £550,000

Welcome to this charming property located at the end of Church Walk, in the picturesque village of Bruntingthorpe. This delightful 18th-century former coach house, converted into a beautiful three/four bedroom detached family home, offers a unique blend of history and modern living. One of the standout features of this property is the separate annex, providing versatile living accommodation that could serve as self-contained living accommodation with one-bedroom. This versatile space opens up a world of possibilities and could alternatively be used as a guest suite, a home office/gym or even a cosy retreat for teenagers or elderly relatives - the choice is yours. As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The property also boasts three generously sized bedrooms within the main house, including a master bedroom which has the added luxury of with its own en-suite bathroom, providing a private sanctuary within this historical abode. Parking will never be an issue with space for two vehicles, in front of a double garage. Don't miss the opportunity to own a piece of history while enjoying all the comforts of modern living.



Features

- Sought after village location
- Two reception rooms
- Downstairs cloakroom
- Three/four bedrooms
- Master with en-suite shower room
- Log burner
- Integrated appliances
- Gas central heating
- Separate annex providing one bedroom living accommodation
- 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 the annex, which is currently being used as a home office/gym and has underfloor heating throughout, bi-fold doors to the front, two separate rooms and a cloakroom. The central room is currently being used as a gym, with a further door providing access to the cloakroom, with wc and wash hand basin. This building is of block construction, with a wooden cladded exterior, and has multiple uses, including being utilised as a self-contained, one bedroom annex providing additional living accommodation to the main house. 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 annex 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

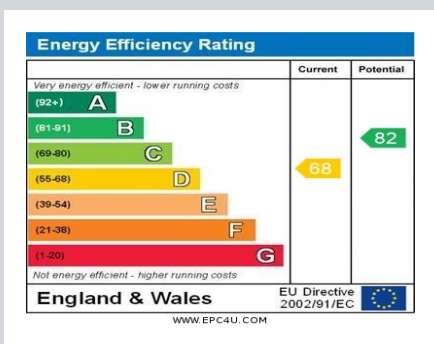
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



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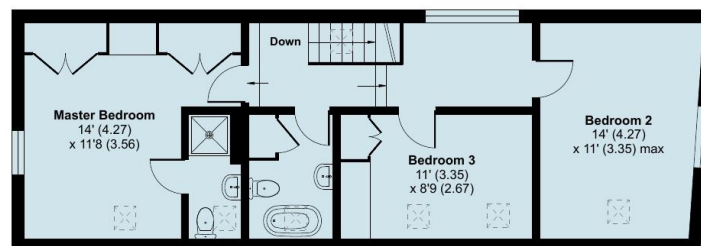
Approximate Area = 1306 sq ft / 121.3 sq m

Garage = 248 sq ft / 23 sq m

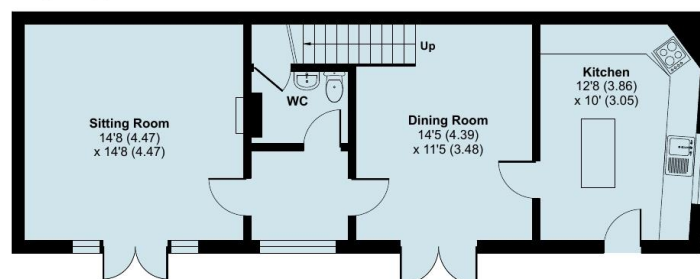
Outbuilding = 282 sq ft / 26.1 sq m

Total = 1836 sq ft / 170.4 sq m

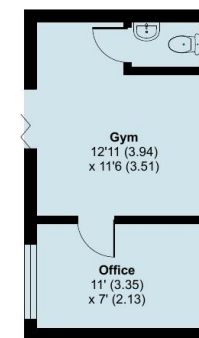
For identification only - Not to scale



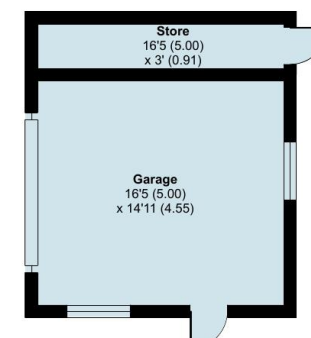
FIRST FLOOR



GROUND FLOOR



ANNEXE WITH TWO ROOMS



GARAGE / OUTBUILDING



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

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