



Laurel Bank Farm, Woodway Lane, Claybrooke Parva, Lutterworth,
Leicestershire, LE17 5BH

HOWKINS &
HARRISON

Laurel Bank Farm, Woodway Lane,
Claybrooke Parva, Leicestershire,
LE17 5BH

Offers in Excess of: £1,000,000

Situated just outside the charming Leicestershire village of Claybrooke Parva, this property presents a unique opportunity to own an extended four bedroom farmhouse with vast potential. Boasting just over 17 acres of land, with the total plot extending to 19 acres, this equestrian haven is perfect for those seeking a semi-rural lifestyle. The extensive grounds include 20 stables, perfect for horse lovers, along with various outbuildings that provide endless possibilities for use. Additionally, the 110ft by 68ft floodlit manège is a fantastic feature for equestrian enthusiasts looking to train or ride their horses even after the sun has set. These fabulous equestrian facilities also offer the possibility of running your own livery stables, with potential to generate a steady income from this venture. The property features two reception rooms, ideal for entertaining guests or simply relaxing with the family. With four generous bedrooms, there is ample space for a growing family or visiting guests. Although the farmhouse is in need of modernisation, this presents a unique chance for the new owners to put their stamp on the property and create a bespoke living space tailored to their tastes. Don't miss out on this rare opportunity to own a piece of rural tranquility with endless possibilities.



Features

- Popular village location
- Farmhouse with equestrian facilities and stabling
- Numerous outbuildings
- 110ft x 68ft floodlit manège
- Land extending to 17 acres or thereabouts
- Total plot extending to just over 19 acres
- Offers the possibility of running your own livery stables, with potential to generate an income
- Four generously sized bedrooms
- Two reception rooms
- Boot room
- Kitchen/breakfast room
- Utility room and downstairs WC
- In need of modernisation



Location

Claybrooke Parva is a sought after village situated within south Leicestershire. It is surrounded by attractive countryside. The town of Lutterworth is approximately 5 miles away to the south east, where there is a wide range of amenities to be enjoyed. Schooling is excellent, with junior schooling available within Claybrooke Parva itself and the neighbouring village of Ullesthorpe. The village falls within the catchment area for Lutterworth College, Lutterworth High school, Rugby High School and Lawrence Sherriff School. There is good access to the A5 from the property linking to the excellent motorway network in Leicester and Warwickshire. A high speed train service is available from Rugby to London Euston in under 50 minutes, ideal for the commuter.

Ground Floor

The property opens into the entrance hall with original flooring and picture rail. Stairs rise to the first floor and doors lead to the ground floor accommodation including a useful pantry. The dining room overlooks the front aspect and features coving to the ceiling, picture rail, art deco feature fireplace and dual aspect windows, which includes an attractive bay window. The sitting room is adjacent to the dining room and is also dual aspect with a bay window overlooking the front elevation and features coving to the ceiling, picture rail to the walls, with the focal point of the room being a Victorian style feature fireplace. There is a spacious boot room to the rear of the property which could also make an ideal study area and is currently fitted with a range of wooden base units and has a door leading to the rear garden. The extended kitchen/breakfast room has numerous windows affording lots of natural light and has been fitted with a variety of wooden wall and base kitchen units, incorporating numerous cupboards and drawers with complementary work surfaces over. There is quarry tiled flooring, an attractive, exposed brick-built feature wall with recess fitted with cupboards, shelving and light over. A utility room is accessed from the kitchen and has doors to a WC and to the rear garden.





First Floor

A spacious galleried landing has doors leading to a storage cupboard, four generously sized bedrooms and the family bathroom. Both the principal bedroom and guest bedroom overlook the front aspect and have picture rail to the walls, with the principal bedroom further benefitting from fitted cupboards. Bedrooms three and four are located to the rear of the property, offering views overlooking open fields. Bedroom three benefits from a built-in cupboard. The family bathroom, which would benefit from being modernised, is fitted with a panelled bath, wall mounted sink and WC.

Outside

To the front of the property there are two brick pillars in between which there is a track leading down to the garage. There is also a wrought iron pedestrian gate to the front of the property which has complementing brick pillars either side. The front and side gardens are mainly laid to lawn and are fully enclosed. There is a separate access to the side of the property through double iron gates, which provide access to the stables and outbuildings. The rear garden is mainly laid to lawn with a large patio area which provides an ideal space for outdoor dining and entertaining. Double gates to the rear of the garden also provide access to the outbuildings, which consist of two tack rooms, two barns, an office, workshop, hay loft, hay store, two storerooms, one with a shed, 20 stables and the flood lit manège, beyond which, there is just over 17 acres of land enclosed by post and rail fencing.





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Approximate Area = 1897 sq ft / 176.2 sq m
 Outbuilding(s) = 14756 sq ft / 1370.8 sq m
 Total = 16653 sq ft / 1547 sq m

For identification only - Not to scale



Viewing

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

Fixtures and Fittings

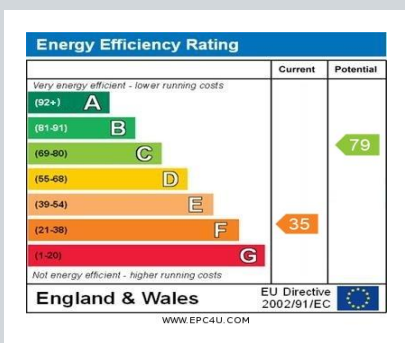
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 Tel:01858 828282.
Council Tax Band – E.



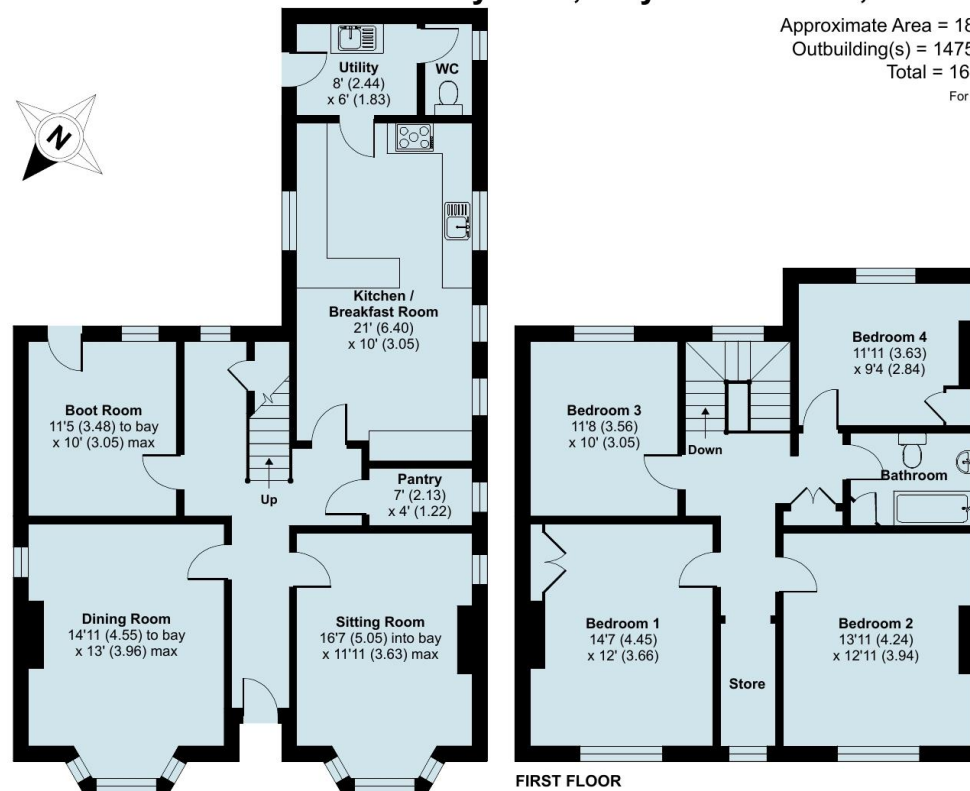
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1136281

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