



Old Dairy Farmhouse, Bell Street, Claybrooke Magna, Lutterworth,
Leicestershire, LE17 5AL

HOWKINS &
HARRISON



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Guide Price: £900,000

Welcome to Old Dairy Farmhouse, situated in the sought after village of Claybrooke Magna, a stunning 16th century Georgian farmhouse full of charm and character. This Grade II listed property boasts four reception rooms, seven bedrooms, and five bathrooms, providing ample space for a large family or those who love to entertain. The property's age is reflected in its elegant Georgian architecture. An impressive feature of the property are the stunning gardens and the coach house which offers additional space for various purposes, whether it be for guests or for use as a home office.

Features

- Sought after village location
- Generous plot
- Substantial 16th century Georgian farmhouse with Georgian architecture
- Grade II listed
- Character beams and original features
- Seven bedrooms and five bathrooms
- Four reception rooms and a cellar
- Generous and beautifully landscaped gardens
- Attached coach house which has multiple uses
- Triple garage with ample driveway parking



Location

Claybrooke Magna is a sought after village situated within south Leicestershire. The village is surrounded by attractive countryside with a traditional village hall for community events and a local public house. The town of Lutterworth is approximately 5 miles away to the southeast, where there is a wide range of amenities to be enjoyed. Schooling is excellent, with junior schooling available at the neighbouring villages of Claybrooke Parva and 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. There is a regular high speed rail link to London Euston in under 50 minutes from nearby Rugby railway station.



Ground Floor

A painted oak front door opens into the entrance hall, with original terracotta period floor tiles and a beautifully carved staircase with a door to the cellar. To the right is the traditional farmhouse kitchen/breakfast room with exposed red brick walls and original wooden beams, fitted with a range of hand-built, oak base and eye level units, incorporating numerous cupboards and drawers, with a centre Island, complemented by granite worksurfaces and a Belfast sink. Integrated appliances include a dishwasher, fridge/freezer and a built-in range cooker inset into the exposed brick fireplace, with the original bread oven and oak mantel above. An inner hallway from the kitchen leads to a smaller kitchen, formerly a utility room and is now used to service the coach house. There is a downstairs cloakroom fitted with a WC and wash hand basin. The main sitting room to the left of the entrance hall boasts feature, exposed brick walls and a plethora of original oak beams, an inglenook fireplace with a wood burning stove inset and hand-built solid oak storage with display space. The family room/snug is accessed via double doors, again with feature exposed walls, a brick staircase leads to the first floor, while a further set of double doors opens into the dining room, with feature overhead illumination, attractive stained-glass windows and French doors on to the garden. A hallway alongside has a door leading into the kitchen plus a rear entrance.





First Floor

Three separate staircases rise to the first floor landing where there are three bedrooms, which includes the master suite and a large storage cupboard. The beautiful, dual aspect master bedroom is flooded with natural light and has exposed brick wall and attractive wooden beams. The en-suite bathroom is fitted with a corner bath with glass shower over and a modern wash hand basin with WC inset into vanity storage units. There are two further double bedrooms with the largest benefitting from fitted wardrobes. A 'Jack and Jill' bathroom serves the two bedrooms, fitted with a double vanity unit with 'his and her' wash hand basins, WC and a walk-in shower enclosure with rainfall shower head. Two staircases rise from the first floor to the second floor bedrooms.

Second and Third Floor

The first staircase to the second floor is complete with two further double bedrooms, both benefiting from en-suite facilities and filled with character in the eaves of the property, once again with exposed beams and an exposed Oak A frame with feature-stained glass windows. The second staircase leads to a standalone bedroom (currently used for storage) also within the eaves of the property and benefitting from its own en-suite facilities.





The Coach House

Accessed via a staircase from the main property, is the spacious two storey attached coach house which has multiple uses and is completely self-contained, currently used as a sitting room/office/family room but could alternatively be used to provide independent living for a family member, or for visiting guests. There is a kitchen area and a door leading through to a very generous, partly wood panelled room which was used by a former owner as a cinema room, with a door through to a seating area with a balcony. A further door provides access to the shower room, comprising of a modern white suite with a double shower enclosure, WC and wash hand basin. A large double bedroom completes the apartment, with windows overlooking the garden. Below the coach house is a triple garage, a large storeroom and a gym with its own shower room.





Outside

Electric gates open into the large, gravelled driveway which provides ample parking and continues underneath the coach house, giving access to the triple garaging, which provides plenty of space for vehicles or additional storage. The fabulous gardens are beautifully landscaped and immaculately maintained, wrapping around the farmhouse and offering a tranquil retreat where you can relax and enjoy the beauty of the outdoors. Steps lead from the patio to the paved terrace, running the width of the property and leading to a bespoke built, wooden summer house with shingle roof, canvas side panels, power and light, which provides a fabulous space and area for outdoor dining and entertaining.



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 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 - G.

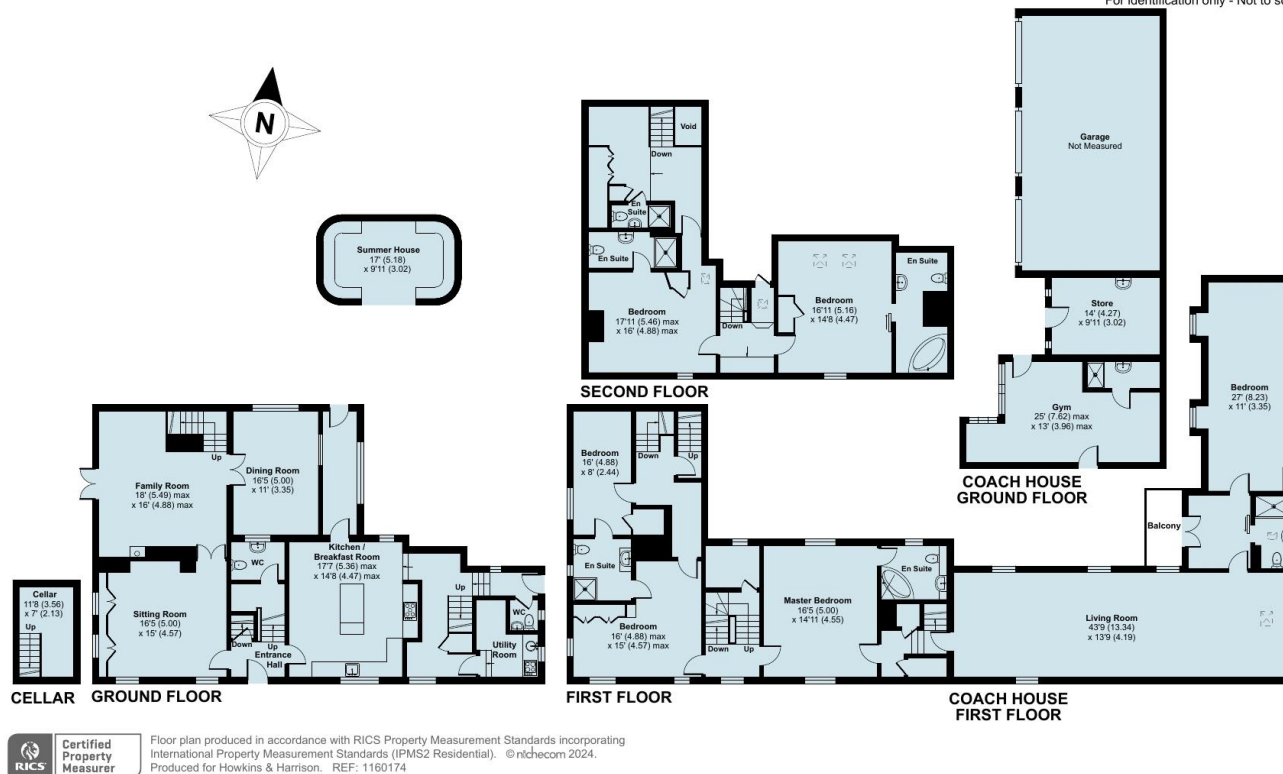
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Approximate Area = 4714 sq ft / 437.9 sq m (excludes garage / void)

Outbuildings = 425 sq ft / 39.4 sq m

Total = 5139 sq ft / 477.3 sq m

For identification only - Not to scale



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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.