



The Belfry
Main Street | Claybrooke Parva | Leicestershire | LE17 5AE

THE BELFRY



The Belfry is an exceptional unlisted Early Georgian residence, dating from circa 1720 with a later Victorian addition, set within beautifully landscaped gardens and grounds extending to approximately 0.87 acres, alongside a further 2.7 acres of grazing land incorporating an original moat.

Meticulously restored in recent years, the property seamlessly combines elegant period architecture with thoughtfully designed living spaces, creating a home of considerable character, scale and versatility. Offering extensive accommodation and a self-contained annexe, The Belfry presents a rare opportunity for both family living and multi-generational use.



KEY FEATURES

The accommodation extends to approximately 7,500 ft² in total and comprises five principal reception rooms, alongside a stunning open-plan kitchen/breakfast/day room designed by Tom Howley. The main house offers six bedrooms and three bathrooms, complemented by extensive cellar space and a self-contained annexe.

The layout is both elegant and highly practical, with well-defined formal and informal areas, supported by excellent ancillary and storage space, all enhanced by a wealth of fine character features. The drawing room is a particular highlight, featuring an impressive floor-to-ceiling bay with doors opening onto the formal gardens, creating a beautifully opulent space with exceptional attention to detail.

The property is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a smooth and timely transaction.

GROUND FLOOR

An impressive tiled entrance hall provides a striking introduction, with access to the principal reception rooms. The drawing room and sitting room are beautifully proportioned, both featuring high ceilings, sash windows and working fireplaces, while a separate study offers a quieter, more private space. There is also a snug, with fine views of the frontage, the convenience of two well-appointed cloakrooms and a large formal dining room perfect for lavish dinner parties.

To the eastern side of the house lies the 'working wing', where the accommodation flows seamlessly between the dining room, snug and kitchen/breakfast room. The kitchen is particularly noteworthy, featuring classic cabinetry meticulously designed by Tom Howley, a Lacanche range, a central island and an abundance of natural light, forming the social heart of the home.

The utility room beautifully complements the bespoke Tom Howley kitchen, showcasing the same exceptional attention to detail and quality craftsmanship. In addition, a separate boot room provides generous practical storage, perfectly suited to modern family living.

The property also benefits from an extensive cellar, arranged over multiple chambers, offering ample storage and ideal for the avid wine collector.

















FIRST & SECOND FLOOR

The upper floors provide well-balanced and generously sized bedroom accommodation, with the principal bedroom suite forming an impressive focal point. Enjoying attractive outlooks across the formal gardens, the suite also benefits from a dedicated dressing area and a newly refitted en suite shower room, creating a refined and private retreat. This is complemented by a range of additional bedrooms and bathrooms arranged across the first floor.

A further upper level, accessed via a convenient staircase, offers additional flexible space, ideal for storage, hobbies, or potential adaptation to suit a purchaser's individual requirements.









ANNEXE

The annexe, converted from former stabling and attached to the east of the main house, offers versatile self-contained accommodation.

It comprises a well equipped kitchen, sitting room, studio space/gym and a first floor bathroom, along with useful mezzanine storage. With its own access and separate driveway, it is ideally suited for guest accommodation, independent living or potential income generation.





GARDENS, GARAGE AND PARKING

The Belfry is approached via impressive electrically operated wrought iron gates, opening onto a sweeping gravel driveway with a central circular parterre, creating a striking first impression.

To the side, a courtyard, with electric gates, provides ample parking along with access to the detached double garage and log store and shed.

The formal gardens wrap around the house and are a particular highlight, including a beautifully designed walled garden with lawn, parterre borders and a pergola walkway flanked by lavender planting. Beyond lies a productive kitchen garden.

In addition to the formal grounds, the property benefits from approximately 2.7 acres of grazing land, featuring an original moat, adding both historical interest and further amenity value.

The combined grounds offer a rare balance of formal landscaping and open space, providing privacy, tranquillity and versatility.





LOCATION

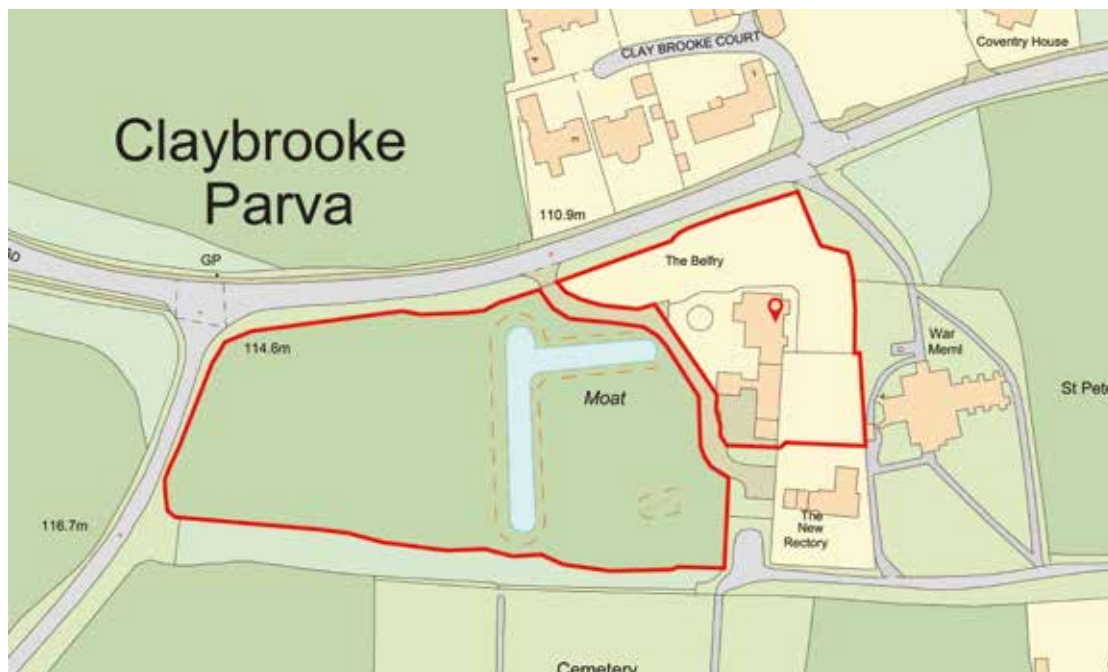
Claybrooke Parva is a charming and highly regarded Leicestershire village, known for its attractive period homes, rural setting and strong sense of community. Surrounded by open countryside, the village offers a peaceful lifestyle while remaining exceptionally well connected.

At the heart of the village lies the historic church and a network of quiet lanes and footpaths, ideal for walking and enjoying the surrounding landscape. Nearby amenities can be found in the neighbouring villages and towns, including Lutterworth, which provides a comprehensive range of day-to-day facilities, independent shops, cafés and restaurants.

For commuters, Claybrooke Parva is particularly well positioned, with easy access to the M1 and M6 motorways, as well as the A5, providing excellent links to Leicester, Coventry, Rugby and Birmingham. Mainline rail services are available from Rugby, offering fast connections to London Euston in under an hour.

The area is also well served by a selection of highly regarded state and independent schools, making it an appealing choice for families.

Combining rural charm with excellent accessibility, Claybrooke Parva offers an enviable balance of country living and convenience.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – Main House G, Annexe A

Local Authority – Harborough District Council

Property Construction – Standard - brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas central heating

Broadband – FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ cars. Access to an electric vehicle (EV) charging point.

Special Notes – The property is split over two titles. The property is in a conservation area and is subject to restrictive covenants, rights, and easements. Trees within the boundary of the property are subject to a Tree Preservation Order (TPO). Please contact the agent for more information.

Directions – Postcode LE17 5AE

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714 515484 & Claire Funnell 07894 561313

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

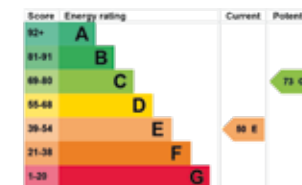
The Belfry, Claybrooke Parva, Leicestershire, LE17 5AE

TOTAL: 7583 sq. ft

EXCLUDED AREAS: Garage: 415 sq. ft, Shed: 87 sq. ft, Attic: 136 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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