



Brays Cottage, 34 Six Acres, Broughton Astley, Leicestershire, LE9 6PX

HOWKINS &  
HARRISON

## Brays Cottage, 34 Six Acres, Broughton Astley, Leicestershire, LE9 6PX

Guide Price: £500,000

Tucked away along a private road in the sought after village of Broughton Astley, this delightful three/four bedroom home offers generous living space, character features, and exciting potential. The property boasts a generous and mature garden alongside a substantial gated driveway, providing ample off-road parking. Additionally, the double garage adds further practicality, making it ideal for families or those with multiple vehicles. Offering generous proportions, a generous garden, and fantastic potential to modernise or personalise, this is a wonderful opportunity to create a truly special family home in a desirable village location.

### Features

- Situated on a quiet private road
- Generous plot
- Close to local amenities
- Three spacious double bedrooms
- Three reception rooms
- Study which could alternatively be used as a fourth bedroom
- Character features
- Utility room and downstairs cloakroom
- Large rear garden
- Double garage and substantial driveway
- No onward chain



## Location

Broughton Astley is a large village situated in the south west of Leicestershire, about 6 miles (10 km) east of Hinckley and about 9 miles (14 km) from the centre of Leicester. It borders the villages of Cosby, Leire, and Dunton Bassett and offers a number of local amenities within the village including local shops, public houses and a brand new Leisure Centre, as well as schools, a village hall for local clubs and activities, and a GP's surgery.

Narborough train station operates on the Birmingham to Peterborough line, providing regular direct services. Trains run on the hour to Leicester and Birmingham. Access to London St. Pancras is available from Hinckley station or the main line station in Leicester, with Rugby Train Station providing a regular service to London Euston in just under 50 minutes. Motorway networks are also close at hand via the M69/M1 and M6.



## Ground Floor

Step inside to a striking, double height entrance hall brimming with character, with exposed timber beams and attractive stained-glass windows. A large understairs storage cupboard provides practical space.

The inviting living room features a fireplace with exposed brickwork and log burner inset, creating a warm and cosy focal point. This room boasts multi aspect windows including further stained-glass windows, which affords the room plenty of natural light. A door leads through to a versatile dining/family room (which can be accessed from the entrance hall), also flooded with natural light owing to a large picture window and sliding patio doors which provide views over and access to the impressive rear garden.

The bright and airy kitchen, enhanced by a skylight, is fitted with a range of base and eye level units with complementing work surfaces over and a seated breakfast bar to one end. There is a freestanding cooker and space for white goods. Beyond the kitchen, you will find a useful utility room, a convenient downstairs WC and a study, ideal for those working from home however, this could alternatively be used as a fourth bedroom if so desired. A door provides access to the outside.





## First Floor

An open staircase leads to the first floor gallery landing, where beautiful stained-glass windows add a distinctive period feel and character. The landing gives access to three spacious double bedrooms. The first bedroom enjoys views to the front, including open fields beyond. The principal bedroom also overlooks the front and benefits from its own toilet and shower, with options to expand this into an en-suite. Completing the first floor is the family bathroom and a third double bedroom which overlooks the rear garden.

Throughout the property, many windows feature attractive stained-glass detailing, enhancing the home's unique charm and character.

## Outside

Surrounding the home is a mature planted garden, featuring an array of vibrant plants, shrubs, and flowers that create a picturesque setting throughout the seasons. The landscaped garden is mainly laid to lawn, providing ample space. Adding to the appeal is a charming summer house, which serves as a perfect retreat for relaxation. The garden is well screened, ensuring privacy and a tranquil atmosphere, allowing you to unwind in your own little oasis. The property boasts a generous patio area to the rear of the property, ideal for al fresco dining and entertaining, making it a wonderful space for gatherings.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## 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.

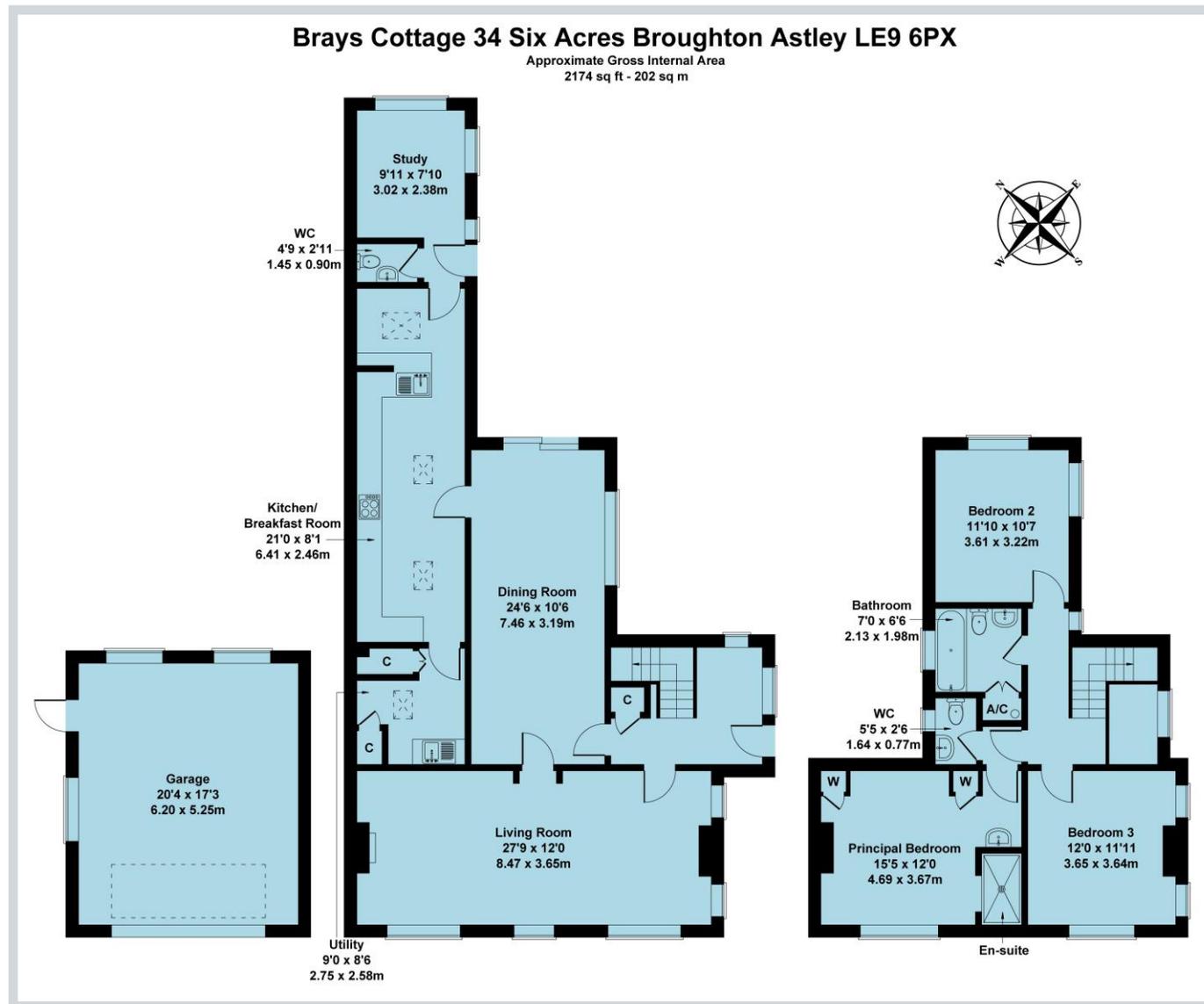
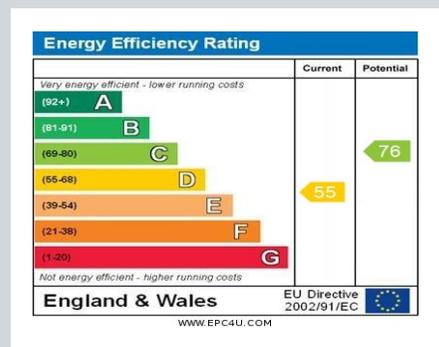
## Services

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.



## Howkins & Harrison

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