



Sidings Barn
Broughton Lane | Leire | Lutterworth | Leicestershire | LE17 5JB

SIDINGS BARN

*A Hidden Barn Conversion Offering Character,
Privacy & Village Living*

Perfectly positioned at the end of a private gated driveway on the edge of the picturesque village of Leire, Sidings Barn is a beautifully extended barn conversion that perfectly combines rural charm with modern comfort. Surrounded by countryside and enjoying an exceptional sense of peace and seclusion this unique home offers an enviable lifestyle for those seeking space, character and privacy.



KEY FEATURES

The Accommodation

From the moment you arrive, the approach sets the tone. Secure gates lead you along a private driveway to generous parking a detached double carport and attractive lawned gardens, creating a wonderful first impression. Every aspect of the property has been designed to make the most of its tranquil setting whilst providing flexible accommodation for modern family life.

The heart of Sidings Barn is the stylish kitchen and dining room a bright and welcoming space where contemporary fittings complement the property's character. French doors open onto the generous decking area and gardens beyond, creating the perfect setting for entertaining friends or enjoying relaxed family get togethers. The kitchen is well-appointed with a range of fitted units, integrated appliances and ample workspace.

The generous living room provides an inviting retreat with excellent proportions and plenty of natural light and with its feature fireplace makes it a cosy yet elegant space for relaxing throughout the seasons.

A versatile snug currently arranged as the third bedroom benefits from its own ensuite shower room making it ideal as guest accommodation, a home office or a private annexe-style suite.

A practical utility room provides additional storage and laundry facilities while a separate shower room serves the ground floor.

The principal bedroom enjoys peaceful garden views and features its own stylish ensuite bathroom complete with bath and shower over, creating a luxurious private sanctuary.

On the first floor, the second bedroom is full of character with Velux roof windows, exposed vaulted ceilings and excellent natural light offering an attractive and peaceful bedroom space.





























Outside

The outside space is every bit as impressive as the accommodation.

Positioned on the edge of the village, the property enjoys a generous lawned area ideal for families, keen gardeners or simply relaxing outdoors while enjoying the surrounding countryside. A stunning decking area leading from the barn and surrounded by raised beds together with a thoughtfully placed pergola, creates the perfect seating area to enjoy the views of the garden or alfresco drinks. A few feet away, a separate decking area is the perfect place to host family and friends with space for a large table and chairs and BBQ.

The attractive detached double car port offers excellent covered parking or storage, while the extensive private driveway provides ample parking for multiple vehicles.

Secure gated access enhances both privacy and security creating a wonderful sense of exclusivity rarely found in village properties.





LIFESTYLE

Leire is one of South Leicestershire's most sought after villages renowned for its attractive rural setting welcoming community and excellent access to nearby market towns including Lutterworth and Market Harborough. The village has a number of pubs, the Crab and Cow restaurant, The Queens Arms public house, a church, village hall and a horse riding establishment. 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 Narborough and Hinckley. Leire is approximately five miles from Lutterworth and three miles from Boughton Astley, both towns offering a wide range of amenities, including schooling. Rugby train station is just 11 miles away with direct train links to London Euston. The location offers the perfect balance between countryside living and commuter convenience making journeys to Leicester, Rugby, Coventry and Birmingham straightforward.

Whether you're enjoying peaceful countryside walks, entertaining family and friends in the garden or simply appreciating the tranquillity of village life, Sidings Barn offers a lifestyle that is increasingly difficult to find.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – C

Local Authority – Harborough District Council

Property Construction – Standard - Brick, timber frame and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Sewerage treatment plant.

Heating – Electric

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

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

Parking – Off road parking for 4+ cars. Double car port.

Special Notes – The property is served by a private drainage system and there is an approximate annual cost of £185.00 for the emptying and maintenance of the sewerage treatment. Please contact the agent for more information.

Total Internal Floor Area – 1188 sq ft

Directions – Postcode: LE17 5JB

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

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

Sidings Barn Broughton Lane Leire LE17 5NB
Approximate Gross Internal Area
Main House = 1188 SQ FT / 110 SQ M
Outbuildings = 198 SQ FT / 18 SQ M
Total = 1386 SQ FT / 128 SQ M

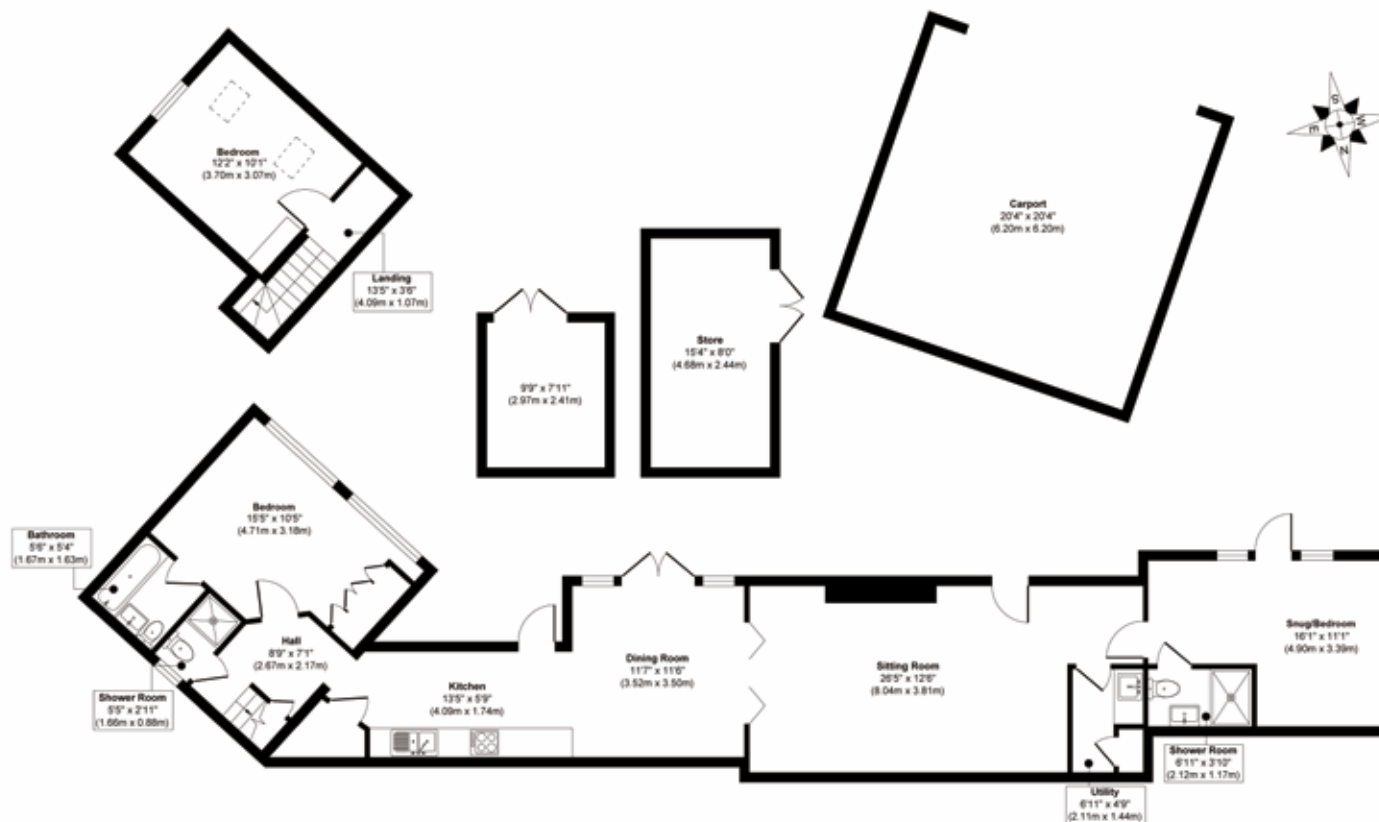


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		44 D
39-54	E	45 E	
21-38	F		
1-20	G		

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 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*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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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