



Laurel Bank  
Woodway Lane | Claybrook Parva | Leicestershire | LE17 5BH

# LAUREL BANK





# KEY FEATURES

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Set near the charming village of Claybrooke Parva, this extended four-bedroom farmhouse sits within 19 acres, offering exceptional equestrian facilities including 20 stables and a floodlit manège, with exciting scope to modernise and create a superb rural home.

- 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

## Accommodation Summary

The property welcomes you into a characterful entrance hall, where original flooring and a picture rail set the tone for the home's period charm. Stairs rise to the first floor, while doors lead through to the principal ground floor accommodation, including a useful pantry. To the front, the elegant dining room enjoys a dual aspect with an attractive bay window, complemented by coving, a picture rail and an art deco feature fireplace. The adjoining sitting room mirrors this sense of light and symmetry, also benefitting from dual aspect windows and a bay to the front elevation, with a Victorian-style fireplace creating a striking focal point.

To the rear, a spacious boot room offers versatility as a study or everyday family space, fitted with wooden base units and providing direct access to the garden. The extended kitchen/breakfast room forms the heart of the home, flooded with natural light through numerous windows and thoughtfully appointed with a range of wooden wall and base units, complemented by work surfaces and quarry tiled flooring. An exposed brick feature wall with recessed storage and shelving adds warmth and character. A separate utility room leads through to a WC and out to the rear garden.

Upstairs, a generous galleried landing provides access to four well-proportioned bedrooms and the family bathroom. The principal and guest bedrooms enjoy views over the front aspect and retain period detailing, with the principal bedroom further enhanced by fitted cupboards. Bedrooms three and four overlook open fields to the rear, offering a wonderful sense of space and tranquillity, with bedroom three also benefitting from a built-in cupboard. The family bathroom is currently fitted with a bath, wall-mounted basin and WC, presenting an opportunity for modernisation.

















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Approached via brick pillars, a track leads to the garage, while a wrought iron pedestrian gate provides an attractive entrance to the enclosed front and side gardens, predominantly laid to lawn. Gated side access opens through double iron gates to the extensive equestrian facilities and outbuildings. The rear garden is also mainly laid to lawn, complemented by a generous patio terrace ideal for outdoor dining and entertaining. Beyond, an impressive range of outbuildings includes tack rooms, barns, a workshop, office, hay storage and twenty stables, alongside a floodlit manège. Extending further still, just over 17 acres of post and rail paddocks complete this exceptional offering, perfectly suited to equestrian or lifestyle use.















# LOCATION

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Claybrooke Parva is a highly desirable village nestled within the rolling South Leicestershire countryside, offering an enviable balance of rural charm and everyday convenience. The nearby market town of Lutterworth, just five miles away, provides a comprehensive range of amenities, independent shops and eateries.

The area is particularly well regarded for its schooling, with primary education available within the village and neighbouring Ullesthorpe, and access to sought-after secondary options including Lutterworth College, Lutterworth High School, Rugby High School and Lawrence Sheriff School.

For commuters, the property is ideally positioned with swift access to the A5, connecting seamlessly to the wider motorway network across Leicestershire and Warwickshire. Regular high-speed rail services from Rugby reach London Euston in under 50 minutes, making this an attractive setting for those seeking countryside living without compromise.





# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – F

Council Tax Band – E

Local Authority – Harborough District Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Septic tank

Heating – Oil fired central heating

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 – Driveway parking for 4+ cars

**Special Notes** – The property is served by a private drainage system, with an associated cost for the emptying and maintenance of the septic tank. The property is currently unregistered, and ownership has been confirmed by the seller's solicitor. The title will be registered with HM Land Registry upon completion. Please contact the agent for more information.

Total Internal Floor Area – 1897 sq ft

**Planning** – Demolition of existing building and erection of a self-build dwelling (Bungalow) to the left-hand side of the property. Full planning details can be viewed on the Harborough District Council planning portal. Please search using reference Ref 23/01442/FUL.

## Directions

What Three Words: ///careful.scanty.mascot

Postcode: LE17 5BH

## Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

## Website

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

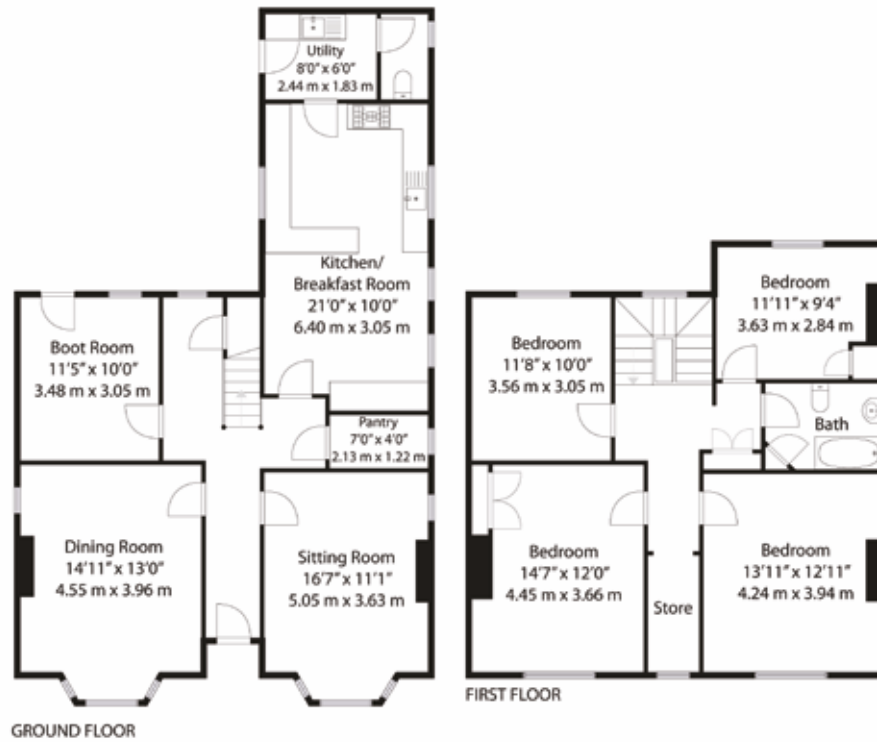
## Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

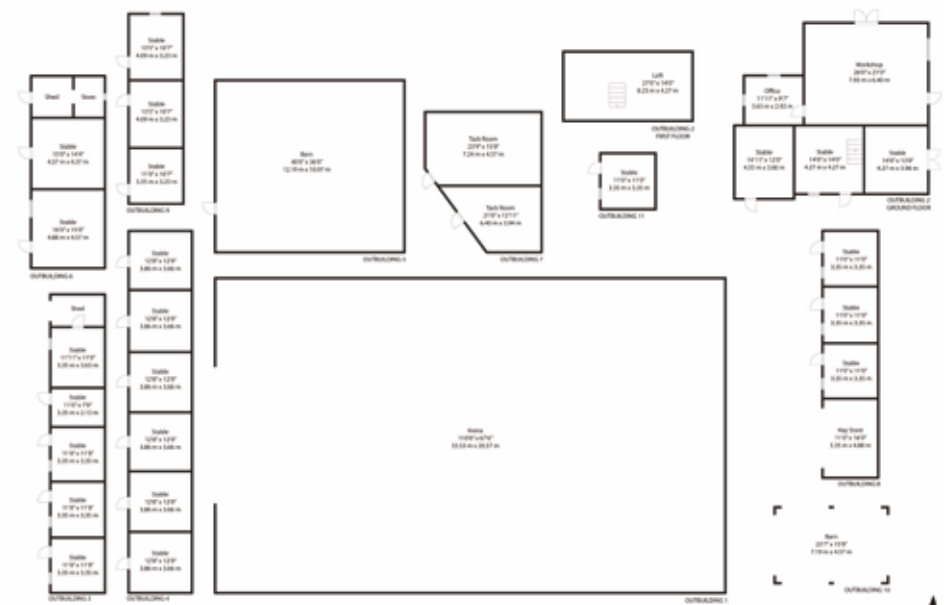
Sunday - By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Total: 1897 Sq.ft, 173 m2  
 Ground Floor: 1058 Sq.ft, 95m2 First Floor: 839 Sq.ft, 78 M2

Floor Plan Created by Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



Total: 14756 Sq.ft, 1370 m2

Floor Plan Created by Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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.

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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*



## GRAHAM LEE

PARTNER AGENT

Fine & Country  
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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

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*“Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful.... but it felt like a walk in the park for us.*

*Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills.”*

THE FINE & COUNTRY  
FOUNDATION

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