

JAMES
SELICKS

BROOKHILL
FARMHOUSE

PEATLING MAGNA
LEICESTERSHIRE



Brookhill Farmhouse is a superb Georgian former farmhouse, beautifully restored by its current owners over the past 30 years to create a truly exceptional family home. Located in the heart of the village, the property enjoys its own adjoining land of approximately 4 acres, an array of outbuildings and former stables, and a charming attached barn currently used as additional accommodation but readily adaptable into a self-contained annexe. The setting is completed by stunning formal gardens and idyllic outdoor spaces.

Location

Peatling Magna is a delightful village set within some of Leicestershire's most attractive rolling countryside, offering a highly regarded public house, a village hall and parish church. Communication links are very good, with easy access to the M1, M6 and M69 motorway networks. Leicester, Market Harborough and Rugby all offer mainline rail services to London in approximately one hour. There are a number of excellent schools in the area including Rugby, Leicester Grammar and Lutterworth High.

Main House - Accommodation

A solid wood front door with glazed panel above leads into a welcoming entrance hall, setting the tone for the house with an original staircase, ceiling coving and rose, and attractive flagstone flooring. A door leads to the cellar. The elegant dining room offers an original sash window with shutters to the front, ceiling coving and rose, a marble fireplace with gas fire and full-height original cupboards on either side. The sitting room also has an original sash window with shutters, ornate ceiling features, a fireplace with open fire and bi-fold doors opening into the garden room, a wonderful, light-filled space with French doors and windows overlooking the gardens, a built-in dresser, tiled flooring with underfloor heating, and open-plan access to the impressive breakfast kitchen.

The kitchen boasts an excellent range of solid wood base units and drawers with granite preparation surfaces, a sink, window overlooking the yard and a gas Aga with electric module set within a chimneybreast feature. Integrated appliances include a Fisher & Paykel double-drawer dishwasher and a Neff microwave. A central island hosts the prep sink, a Quooker tap and provides further storage, worktop space and breakfast bar seating. A fully fitted study lies to the side, with bespoke desks, cupboards, drawers, exposed beams, French doors to the garden and a window to the side. Beyond the study, a utility room with worktop space, a sink and cupboards houses the main boiler. Off the kitchen is the rear entrance hall with a solid wood door and overhead window, a useful cloakroom, separate WC, lobby and gym/office.

From the main entrance hall the original staircase leads to a generous galleried landing with a front sash window. Bedroom Two features a sash window, built-in wardrobes, an original fireplace and an en-suite shower room. Bedroom Three also has a fireplace and an original sash window. The Master Bedroom has a side-elevation window, built-in wardrobes and French doors to a balcony overlooking the formal gardens plus a stylish en-suite bathroom with a five-piece suite. A door from the bedroom leads up to the loft room/attic and adjoining the master bedroom is a separate fully-fitted dressing room with fireplace. A corridor continues to a rear landing, shower room and Bedroom Four, having an original fireplace and built-in cupboards.

Superb Converted Barn - Accommodation

A door leads from the lobby of the main house into the barn (now a spacious family room) with two sets of French doors, exposed brickwork, cast-iron log burner, oak flooring with underfloor heating and a boiler cupboard. An oak staircase rises to a further bedroom with vaulted ceiling, exposed beams, oak flooring and an en-suite shower room.





Outside

The property sits behind black wrought-iron railings with dual side access. To the right, a driveway and vehicle entrance leads to a large paved yard providing extensive parking and access to a double garage with twin electric side-hinged doors, power and lights. Adjacent are 3 former stables. A wrought-iron gate opens into beautiful formal gardens, arranged around a circular lawn with Yorkstone paths and patios leading to the garden room. To the opposite side, a superb covered outdoor dining area offers an ideal space for summer entertaining. A potting shed connects to a greenhouse, behind which sits a formal box-hedged garden bordered by an original brick wall and a line of bay trees. Further lawned gardens include a patio and hot-tub area, additional lawns and an orchard beyond. A post-and-rail fence and 5-bar gate lead into 2 adjoining paddocks of 4 acres approx.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Harborough District Council, **Tax Band:** G.

Construction: believed to be standard.

Services: All mains services, gas-fired central heating, wet and electric underfloor heating.

Broadband delivered to the property: fibre & SoGEA, 48mbps.

Wayleaves/Rights of Way/Covenants: Neighbours have right of access over driveway. 2 public footpaths across 1 of the paddocks.

Flooding in the last 5 years: Heavy rain June 23 caused flash flooding & water ingress to a corner of study via damaged wall area. Repaired & new drain installed. Other properties minorly affected. Jan 25 2 properties approx 100m downhill flooded. Drainage work carried out as a result.

Accessibility: Two-storey property, no specific accessibility modifications made.

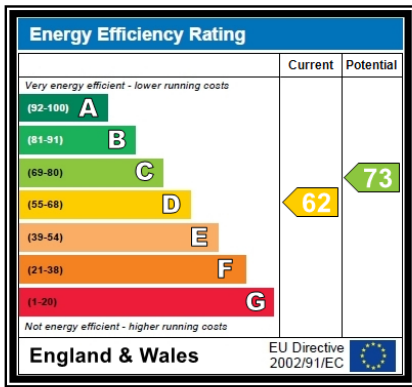
Planning issues: None our Clients are aware of.

Satnav Information: The property's postcode is LE8 5UQ, and house name Brookhill Farmhouse.









Main Street, Peatling Magna, Leicester, LE8

Approximate Area = 3922 sq ft / 364.3 sq m

Annexes = 684 sq ft / 63.5 sq m

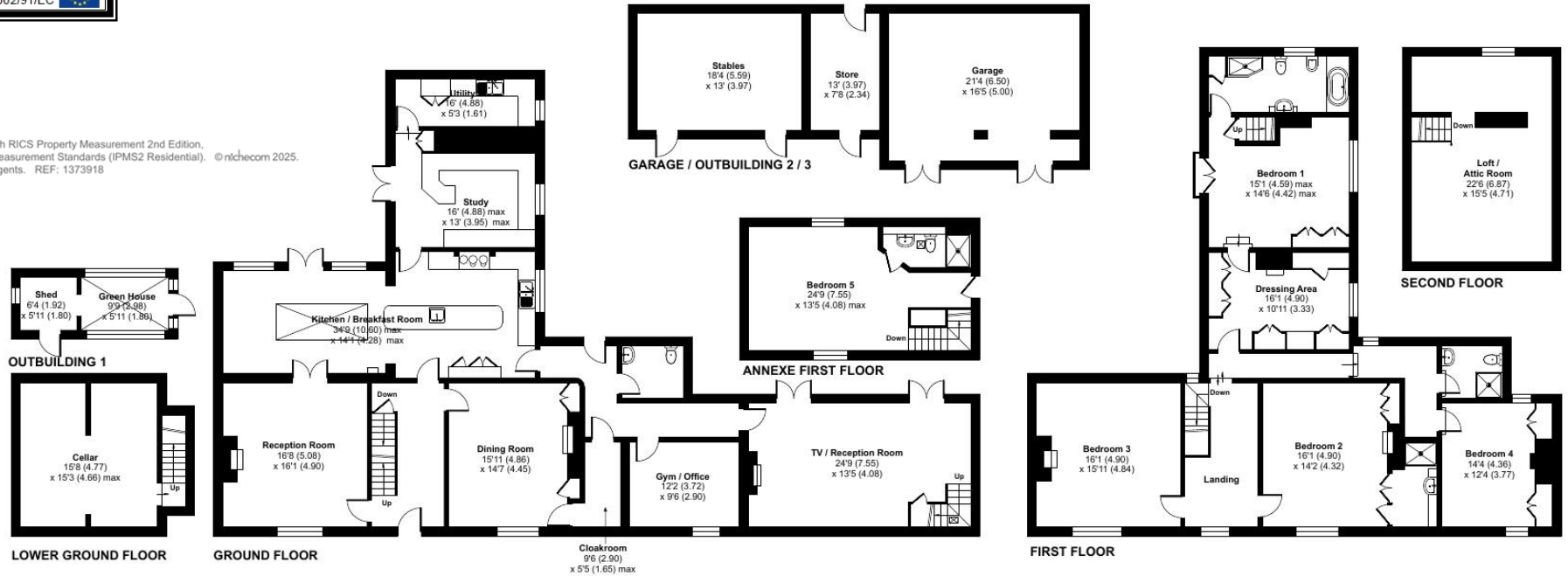
Garage = 350 sq ft / 32.5 sq m

Outbuildings = 437 sq ft / 40.5 sq m

Total = 5393 sq ft / 501 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for James Sellicks Estate Agents. REF: 1373918





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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

