



Fairholme

14 Desford Road, Thurlaston, Leicestershire, LE9 7TE

BROWN & CO

Fairholme, 14 Desford Road, Thurlaston, Leicestershire, LE9 7TE

A rare opportunity to acquire an attractive and substantial four-bedroom detached Victorian residence on a large 0.28 acre plot, offered to the market for the first time in over a century

Occupying a prominent position in the heart of the village and extending to approximately 0.28 acres, the property provides spacious and versatile accommodation together with a garage, ample off-road parking, mature rear gardens, and a useful range of traditional outbuildings. The property also offers potential for further development or alternative uses, subject to obtaining the necessary planning consents and statutory approvals.

FOR SALE BY PRIVATE TREATY

Guide Price: £825,000



LOCATION

Fairholme enjoys a central position within the sought-after village of Thurlaston, one of the Blaby District's well-regarded Leicestershire villages.

Thurlaston offers an appealing balance of village character, community and convenience, with local amenities including a primary school, village hall, church, restaurant, public house, garden centre and café. The village is also particularly well placed for the M1 motorway and wider regional road network, making it an attractive option for those seeking village living with excellent connectivity.

The M1 motorway, providing connections between London and Leeds, lies approximately 2.9 miles to the east of the property. By road, the property is situated approximately 8 miles south-west of Leicester, 25 miles north-east of Coventry, 34 miles south of Derby, 37 miles east of Birmingham and 102 miles north-west of London.

Narborough Railway Station is located approximately 2.6 miles from the property, or approximately 3.9 miles by road, and offers direct services to Leicester, Birmingham New Street and Cambridge.

GENERAL DESCRIPTION

Fairholme is an impressive four-bedroom detached dwelling occupying a prominent central village position and standing within a plot extending to approximately 0.28 acres (0.11 hectares). The property combines generous accommodation with the practical benefits of a garage, off-road parking, a sizeable rear garden and a versatile range of traditional outbuildings.

Believed to date from circa 1860, the principal part of the dwelling retains the character and presence associated with Victorian village homes, with brick elevations beneath a slate roof. The property has oil-fired central heating, timber single-glazed windows and plastic rainwater goods.

The generous plot, established garden and traditional outbuildings create an attractive and flexible setting, with potential to enhance or further develop the property, subject to obtaining all necessary planning consents.

ACCOMMODATION

Ground Floor

Entrance Hall & Staircase: 6.15m x 1.79m

Pantry: 2.65m x 1.73m

Dining Room: 4.85m x 4.50m

Lounge: 4.85m x 4.22m

Utility Room: 4.30m x 2.40m

Cloakroom: 2.55m x 1.80m

Kitchen: 4.50m x 3.63m

Sitting Room: 4.56m x 4.25m

First Floor

Bedroom No 1: 4.50m x 3.42m

Bedroom No 2: 4.50m x 3.34m

Bedroom No 3: 4.85m x 4.30m

Bedroom No 4: 4.52m x 4.25m

Bathroom: 3.63m x 2.50m

All the Bedrooms benefit from either open or covered Victorian fireplaces

Second Floor

Attic

OUTBUILDINGS

Garage: 5.05m x 2.70m

Store: 4.00m x 2.14m

Store: 4.00m x 2.23m

Store: 4.00m x 2.42m



GENERAL REMARKS & STIPULATIONS

Services

The property has an oil-fired central heating system.

The property is connected to mains electricity, drainage and water.

Energy Performance Certificate

The property has been assessed as a "G 11" rating.

Council Tax

Blaby District Council Band G. The Council Tax charges for 2026/2027 are £4,098.79. per annum.

Authorities

County: Leicestershire County Council - Tel No: 0116 232323

District: Blaby District Council - Tel No: 0116 272 7533

Water: Severn-Trent Water Limited - Tel No: 0800 783 4444

Viewing

Strictly by prior appointment through the Selling Agent's Leicester Office - Tel No: 0116 289 4719

Selling Agent

Brown & Co

5 Geoff Monk Way, Birstall, Leicester, LE4 3BU

Gilbert Watchorn BSc (Hons) MRICS FAAV

E: gilbert.watchorn@brown-co.com

M: 07825 780144

Vendors' Solicitor

Broomfields

Minerva House, 7 St John's Business Park, Rugby Road, Lutterworth, Leicestershire, LE17 4HB

Duncan Plester

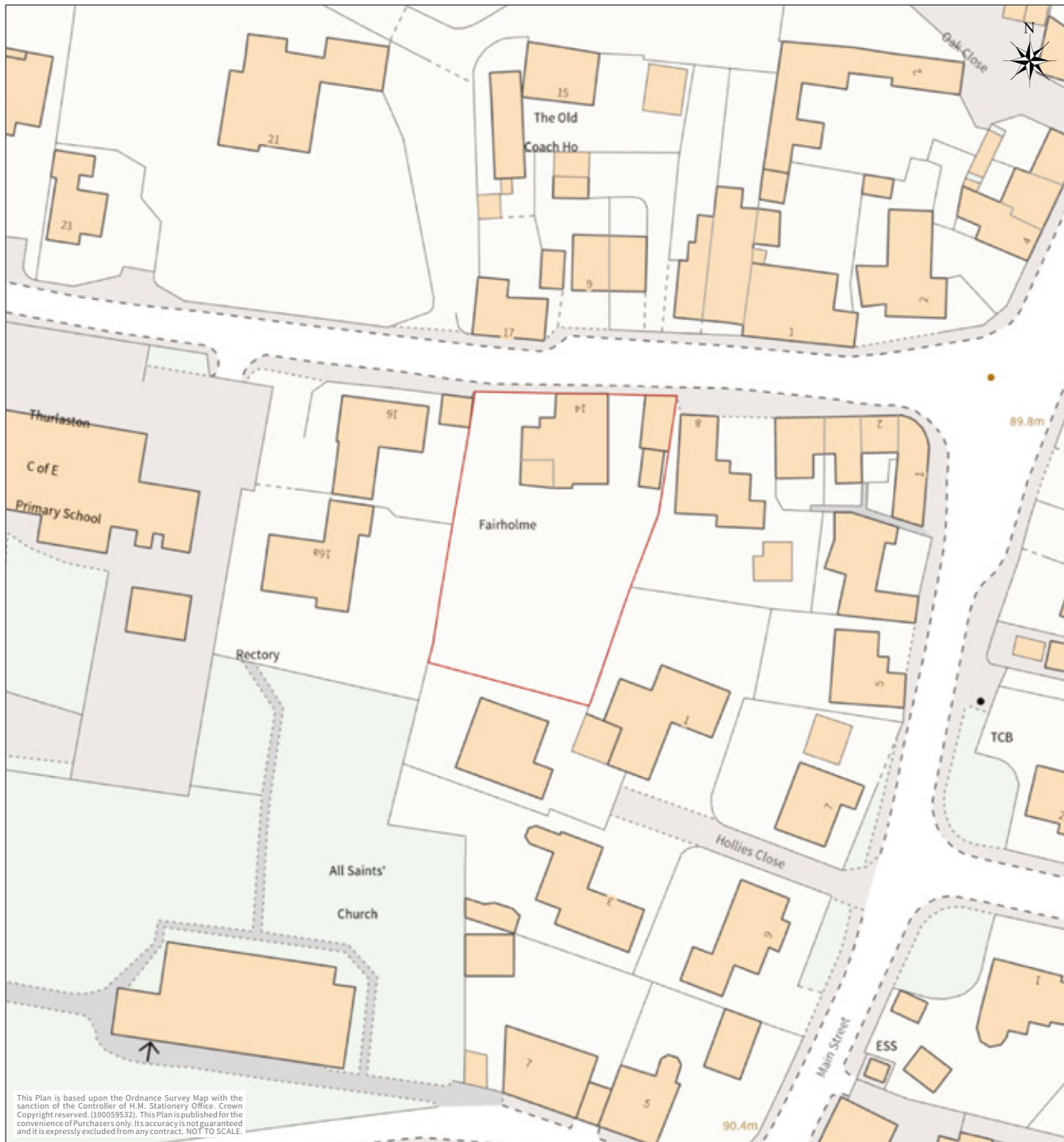
E: Duncan.Plester@broomfields.uk.com

T: 01455 559444

Agent's Notes

Arbitration: Should any dispute arise between the vendor and the purchaser on any point whatsoever, not involving a question of law, arising out of the remarks, stipulations, particulars or plan, or as to their interpretation, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the agents. The agents' decision shall be final and binding on all parties to the dispute and, in every such arbitration, the agents shall determine how the costs of such reference shall be borne.





Wayleaves, Easements and Rights of Way

The property is sold subject to, and with the benefit of, all wayleaves, easements and rights of way, whether or not specifically mentioned in these particulars.

Fixtures & Fittings

Only those items expressly referred to in the written text of these particulars are included in the sale. All other items are expressly excluded, regardless of whether they appear in any photograph but may be available by separate negotiation with the Vendors. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory working order.

Plans & Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed, and no claim shall be admitted for any errors or discrepancies.

Preparation of Particulars

These particulars were prepared in July 2026. Photographs of the property were also taken in July 2026.

Money Laundering Regulations

Before a sale can be finalised, prospective purchasers will be required to provide identification documents. Your co-operation is appreciated, as this is required to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

