



Honeysuckle Cottage
The Green | Leire | Lutterworth | Leicestershire | LE17 5HL

STEP INSIDE

A Beautifully Renovated and Extended Village Home of Exceptional Quality

Set within a peaceful and highly sought-after village setting, this beautifully renovated and extended residence presents an outstanding opportunity to acquire a home where modern elegance meets timeless character. The current owners have transformed the property with remarkable attention to detail, creating a refined, light-filled and impeccably finished home that is perfectly suited to contemporary family living.

From the moment you arrive, the home's charm is unmistakable. The attractive brick façade, slate roof, cottage-style windows and landscaped frontage create a welcoming sense of arrival, while the generous driveway provides excellent parking. Inside, every space has been thoughtfully redesigned, combining quality craftsmanship, stylish interior choices and a harmonious flow throughout.

Ground Floor

The ground floor has been reimagined to offer exceptional open-plan living, with a stunning kitchen, dining and family space forming the heart of the home. Flooded with natural light from skylights and wide glazed doors, this impressive room blends contemporary design with everyday practicality.

The kitchen features sleek cabinetry, premium integrated appliances, a central island with breakfast seating and elegant pendant lighting — all finished to a superb standard. The herringbone flooring adds warmth and sophistication, while the seamless connection to the garden creates an effortless indoor-outdoor lifestyle ideal for entertaining.

A beautifully appointed sitting room offers a more intimate retreat, centred around a feature wood-burning stove with a substantial timber mantel and bespoke cabinetry. Soft neutral tones, quality carpeting and refined décor create a calming, elegant atmosphere.

The dining room, with its exposed beams and generous proportions, provides a wonderful setting for hosting. Its connection to the living spaces ensures flexibility for both formal and relaxed occasions.

A stylish shower room and a superbly designed utility/laundry room, ample storage and a butler-style sink — complete the ground floor accommodation.

First Floor

The first floor continues the home's theme of comfort and quality. The principal bedroom is beautifully presented, with fitted wardrobes, soft tones and excellent natural light. Additional bedrooms are equally well finished, offering generous proportions and versatile use for family, guests or home working.

The family bathroom is a standout feature — a bright, contemporary space with a rainfall shower over the bath, elegant tiling, a modern vanity unit and thoughtful finishing touches. Every detail reflects the care and investment the owners have put into the renovation.

















SELLER INSIGHT

“ Having lived in the village before, we always hoped the right opportunity would come along to bring us back. We had missed the friendly, close-knit community, the familiar faces and the simple pleasure of having two wonderful pubs just a short stroll away. When we first saw the cottage, we knew instantly that it was something special. Tucked quietly on the village green, it felt peaceful, sheltered and full of character — the kind of place that immediately makes you feel at home.

Even though the cottage needed complete modernisation, its charm was unmistakable. We could see the potential straight away: the original features, the cosy proportions and the opportunity to extend in a way that would enhance its character rather than overwhelm it. Over the years, we carried out a full renovation and extension, carefully shaping the cottage into the home we had always imagined. We wanted a generous, luxury kitchen and an open-plan living space where family and friends could gather, cook, relax and make memories together. The west-facing garden has been a joy — wonderfully private, sunny throughout the afternoon and evening, and perfectly connected to the house through the bifold doors. The large patio became our favourite place for daytime coffees, evening drinks and countless get-togethers.

The cottage has truly lived up to everything we hoped for. It has been a warm, happy home in a village we have always loved, and we have enjoyed every moment of living here.”



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP OUTSIDE

The gardens have been landscaped to create a private, stylish and low-maintenance outdoor environment. A large natural stone slate-tiled terrace provides the perfect space for dining and entertaining, complete with a high-quality dining set and ambient lighting. Raised planters, mature hedging and carefully curated greenery frame the space beautifully.

Beyond the terrace, a well-kept lawn offers room for children, pets and outdoor enjoyment, while additional seating areas provide peaceful spots to relax. The garden's design ensures year-round usability and a wonderful backdrop to the home's living spaces.



Location

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.

Services, Utilities & Property Information

- Tenure – Freehold
- EPC Rating – D
- Council Tax Band – D
- Local Authority – Harborough District Council
- Property Construction – Standard – brick and slate tile
- Electricity Supply – Mains
- Water Supply – Mains
- Drainage & Sewerage – Mains
- Heating – Mains gas central heating
- Broadband – FTTP Ultrafast 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 located within a designated conservation area. The property is subject to rights, and easements. Please contact the agent for more information.
- Total Internal Floor Area – 1,287 sq ft.

Directions

What Three Words: ///scar.headlight.pops

Postcode: LE17 5HL

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>

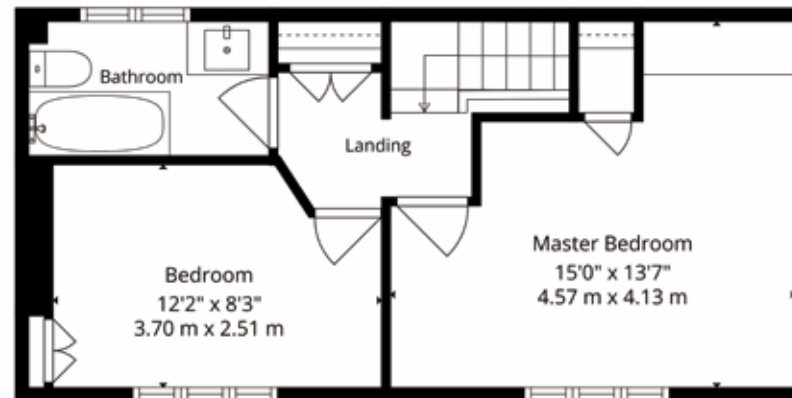
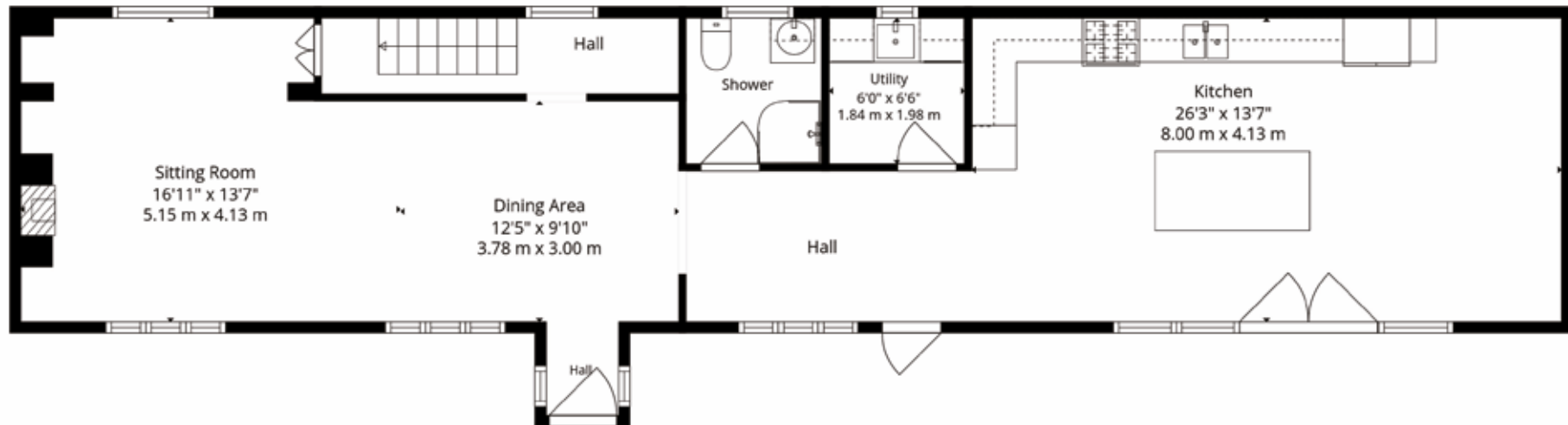
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Total: 1287 sq. ft. 120 m²
 Ground Floor: 903 sq. ft. 84 m², 1st Floor: 384 sq. ft. 36 m²
 Excluded Areas: Utility: 39 sq. ft. 4 m², Walls: 131 sq. ft. 12 m²
Area Not Covered by Images or Not Measured (Covered by Images Not Covered)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	47 D	
39-54	E		
21-38	F		
1-20	G		



GRAHAM LEE
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