



The Old Farm, High Street, Swinford, Lutterworth, Leicestershire, LE17 6BL

HOWKINS &  
HARRISON



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Swinford, Lutterworth,  
Leicestershire, LE17 6BL

Guide Price: £695,000

This beautifully presented former farmhouse seamlessly blends character features with high quality modern finishes, offering spacious and versatile accommodation throughout. Set behind a picturesque picket fence with an attractive garden, this turn-key home has been finished to an impeccable standard with elegant country interiors. The property further benefits from a charming converted barn which has multiple uses, ideal for use as an annex for visiting guests or multi-generational living, but could alternatively be used as home office.

### Features

- Sought after village location
- Grade II listed
- Two reception rooms
- Bespoke Shaker style kitchen with utility room/pantry
- Four Double bedrooms
- Three Bathrooms and additional downstairs cloakroom
- Character features throughout including exposed beams and brickwork
- Sympathetically modernised
- Parking for multiple vehicles
- Converted barn for use as an annexe/Home office



## Location

The desirable village of Swinford is ideally placed for access to major roads, benefitting also from a Church, the Chequers pub, and a primary school. Secondary schooling is available at Lutterworth, Houlton & Guilsborough, with independent and grammar options available in Rugby. It is situated about 5 miles away from Lutterworth and 7 miles from Rugby, both offering a good range of everyday services and amenities. Market Harborough is approximately 15 miles to the east. London can be reached via a direct train service from Rugby or Market Harborough in around 1 hour and Birmingham International Airport is also easily accessible via the M6 (J1) 6 miles. The M1 (J21) and A14 (J1) are both within 4 miles.



## Ground Floor

Upon entering, you are welcomed into a bright and spacious entrance hall featuring original terracotta flooring, immediately setting the tone for the character found throughout the home. The main entrance hall is rich in charm, showcasing exposed beams and a multi-level layout, with doors leading to the ground floor accommodation including a convenient downstairs cloakroom with wash basin and WC. Off the entrance hall, the kitchen/breakfast room and utility room/pantry can be found. The stunning kitchen/breakfast room is fitted with bespoke, high specification shaker style units complemented by marble worktops and limestone flooring. A double Belfast-style sink overlooks the front aspect, while additional features include an electric fireplace, exposed brickwork, and a charming original bread oven. An original staircase, that is no longer in use, has been transformed into a stunning focal point with a glazed door, adding an elegant feature to the kitchen area. This creative conversion has been changed into practical shelving, perfect for displaying your favourite books, decorative ornaments or even wine. Integrated appliances include a dishwasher and a Smeg range cooker. A rear door provides direct access to the garden. The utility room/pantry is a spacious and light filled room with a beautiful stained-glass window. It has been thoughtfully designed with bespoke cabinetry built around an original butcher's block, along with space and plumbing for an American-style fridge freezer, washing machine, tumble dryer and additional storage. To the front of the property, the dining room features the same original terracotta tiled flooring and offers an abundance of natural light from a large front window and French doors opening onto the rear garden. A striking exposed brick fireplace with a log burner creates a wonderful focal point. This room also provides access to the first floor and an understairs storage cupboard. The living room is equally inviting, benefiting from dual aspect windows and a log burner, creating a cosy yet spacious family space.





## First Floor

The first floor comprises of four generously sized double bedrooms, all finished with carpeting and served by three bathrooms. The master suite is a spacious double with a bespoke fitted double wardrobe and a stylish en-suite featuring a walk-in rainfall shower, WC, vanity unit with inset wash hand basin, and heated towel rail. Bedroom two is another large double room with a feature fireplace and its own en-suite, complete with a walk-in shower, WC, and wash basin, overlooking the rear garden. Bedroom three is currently used as a dressing room/spare bedroom and benefits from fitted wardrobes and additional alcove storage, along with a large front-facing window. Bedroom four is a further well proportioned double room featuring a large fitted triple wardrobe and loft access. The family bathroom has been beautifully designed in keeping with the character of the home with a modern Victorian feel, offering a freestanding roll-top bath with claw feet, separate walk-in rainfall shower, WC, vanity unit with wash hand basin, attractive wall panelling, and a heated towel radiator.





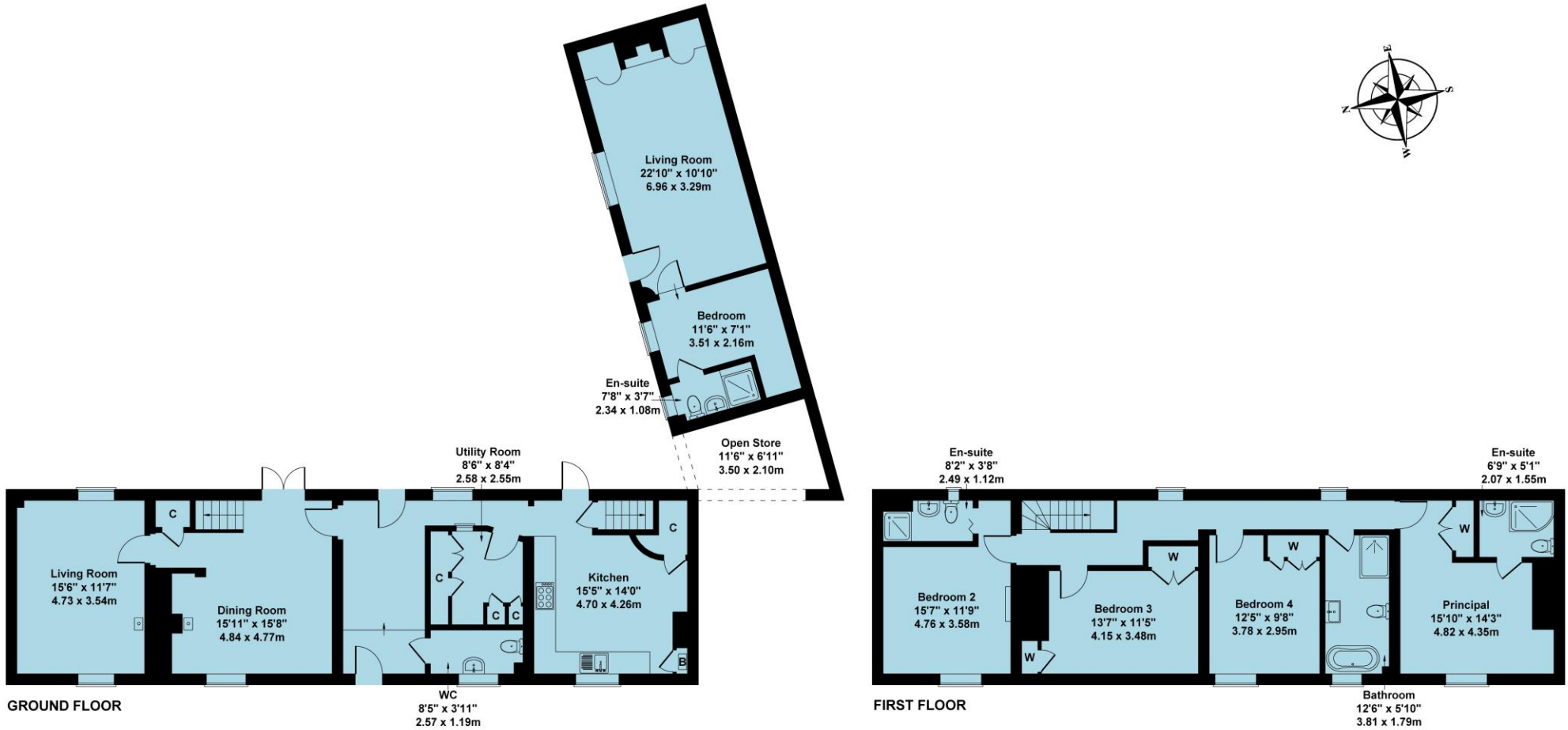
## Outside

The rear garden has been thoughtfully landscaped to provide a perfect balance of entertaining and relaxation space, with paved patio and lawned areas, mature planting, and hedged boundaries offering privacy. The garden also benefits from external power and water supply. Additionally, there is a secure storage area with shed and covered space accessed via the rear garden. A secure gated entrance leads to a pebbled driveway providing off-road parking for multiple vehicles.



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Approximate Gross Internal Area  
 House = 1894 sq ft - 176 sq m  
 Annexe = 398 sq ft - 37 sq m  
 Total = 2292 sq ft - 213 sq m



Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.

## Self-Contained Annexe

The property further benefits from a charming converted barn annexe with electric heating, ideal for guests, multi-generational living, home working or entertaining. Accessed via a stable door, the annexe comprises of a large main living room featuring exposed A frame beams with feature lighting, with a further focal point being an original cast iron built-in oven, complete with bread ovens. This unique feature not only adds a touch of historical charm but also serves as a wonderful reminder of the home's heritage. A second room is currently being used as a gym, but could alternatively be a bedroom, and a bathroom fitted with a walk-in electric shower, WC, and wash basin.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – E.



## Howkins & Harrison

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