

## Ash House Main Street, Leire, LE17 5HE



£825,000



*Service without compromise*

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### Ground Floor

Upon entering through the original wooden door, you are welcomed into a spacious entrance hall that leads to various inviting rooms, including the sitting room, conservatory, dining room, and a cellar that provides ample storage. The sitting room is a true highlight, featuring original wood flooring and two lovely sash windows that fill the space with natural light. The beautiful original fireplace adds character, while built-in cupboards offer practical storage solutions. Double doors open into the conservatory, a beautifully lit space with exposed brick that connects seamlessly to the rear garden, making it an ideal spot for relaxation or entertaining. The dining room continues the theme of elegance with its original cupboards, fireplace, and a large sash window that overlooks the front aspect. High ceilings enhance the sense of space, and double doors lead directly into the kitchen. The kitchen is a chef's delight, boasting a large range cooker, tiled flooring, and double aspect windows that provide delightful views of the picturesque rear garden. It is well-equipped with a good range of cupboard space and room for fitted appliances. Additionally, the property features a convenient lobby area with connecting doors to the outside, a downstairs WC, and a snug/sitting room, perfect for cosy evenings in.

### First Floor

As you enter, you are greeted by a grand staircase that leads to a first-floor landing adorned with coving and high ceilings, creating an airy and inviting atmosphere. The landing is illuminated by a large arch window at the rear and a classic sash window at the front, enhancing the sense of space and light. The master bedroom is a true highlight of this property, boasting an impressive size and triple aspect windows that flood the room with natural light. With high ceilings and an abundance of built-in wardrobes, this sanctuary provides both style and practicality. The second bedroom, also generously proportioned, features a large sash window to the front and a range of fitted wardrobes, making it an ideal space for relaxation. The third bedroom, currently utilised as an office, is another spacious double room with two windows overlooking the rear garden, offering a peaceful working environment. Across the hall, the shower room is well-appointed with a low-level flush WC, a pedestal wash hand basin with

a tiled splashback, and a modern shower cubicle. Descending back down the landing, you will find the fourth bedroom, which also benefits from a large sash window to the front aspect. The family bathroom is a delightful Victorian-style retreat, tastefully decorated with panel boarding and featuring a stunning clawfoot roll-top bath, a telephone-style shower, and a wall-mounted heated towel rail, ensuring comfort and luxury.

### Garden

This delightful property boasts a beautifully maintained garden, a true haven for nature lovers and those seeking tranquillity. The garden is a tapestry of perennials, fruit trees, shrubs, and an array of bulbs, all thoughtfully arranged to create a vibrant and inviting outdoor space. Designed with privacy in mind, a lovely patio area is tucked behind a hedge, providing a serene spot to relax and enjoy the picturesque views of the house. The expansive lawns and well-defined borders not only enhance the aesthetic appeal but also create safe areas for children to play and explore. With its charming features and delightful garden, Ash House is a rare find that promises to be a cherished retreat for years to come.

### Outside

Set within generous, mature grounds, this property is predominantly laid to lawn and is securely enclosed by a combination of brick walls and fencing, ensuring privacy and peace of mind. As you step outside, you will discover a delightful patio area, perfect for al fresco dining or simply unwinding with a good book. The expansive lawn extends to a beautifully landscaped garden, adorned with mature trees and thoughtfully chosen shrubs, creating an idyllic play space for families and a serene retreat for all.

### Parking & Garage

In addition to its stunning outdoor features, Ash House benefits from a gravel driveway that provides ample parking and leads to a double garage located at the rear of the garden. This practical addition enhances the property's appeal, making it suitable for those with multiple vehicles or requiring extra storage space. With its combination

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of spacious grounds, well-maintained gardens, and convenient amenities, Ash House presents an exceptional opportunity for anyone seeking a family home in a picturesque setting. Whether you are looking to entertain guests or enjoy quiet moments in nature, this property truly offers the best of both worlds.

## Location

Situated in the charming village of Leire, this delightful detached house offers a perfect blend of rural tranquillity and convenient access to urban amenities. Leire, located in the picturesque East Midlands, is just three miles from the Warwickshire border and falls within the Harborough district of Leicestershire. The property is ideally situated for those who appreciate the beauty of the countryside while still being within easy reach of major cities and transport links. The village boasts a rich history, with its name believed to derive from the old British term for the nearby River Soar. Leire's landscape is characterised by its flat, well-hedged countryside, and the conservation area along Main Street showcases a variety of architectural styles, including charming Edwardian homes. The iconic St Peter's Church, with its striking pink granite and medieval sandstone tower, adds to the village's character. Residents of Leire enjoy a strong sense of community, with local events and

celebrations fostering a sociable atmosphere. The village hall, housed in the original school building, serves as a hub for community activities, including scouting groups and fitness classes. For those who appreciate good food, the local pubs, The Queens Arms and The Crab and Cow, offer delicious, locally sourced meals. Leire is well-connected, with Rugby railway station providing regular high-speed trains to London Euston, and major roads such as the A5, M1, M69, and M6 facilitating easy travel. The vibrant city of Leicester is just ten miles away, offering a wealth of cultural attractions, including museums, galleries, and shopping opportunities. Additionally, the surrounding area is rich in outdoor activities, with riding schools, golf clubs, and country parks nearby, as well as popular attractions like Belvoir Castle and Twycross Zoo. Families will appreciate the variety of educational options available, from nursery to secondary schools, including private establish

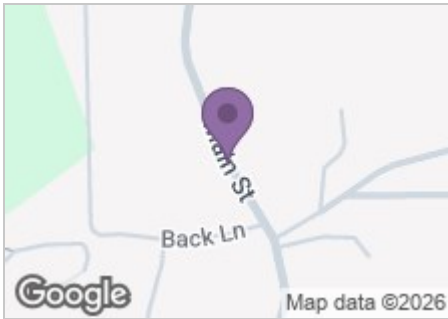
## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.



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Road Map



Hybrid Map



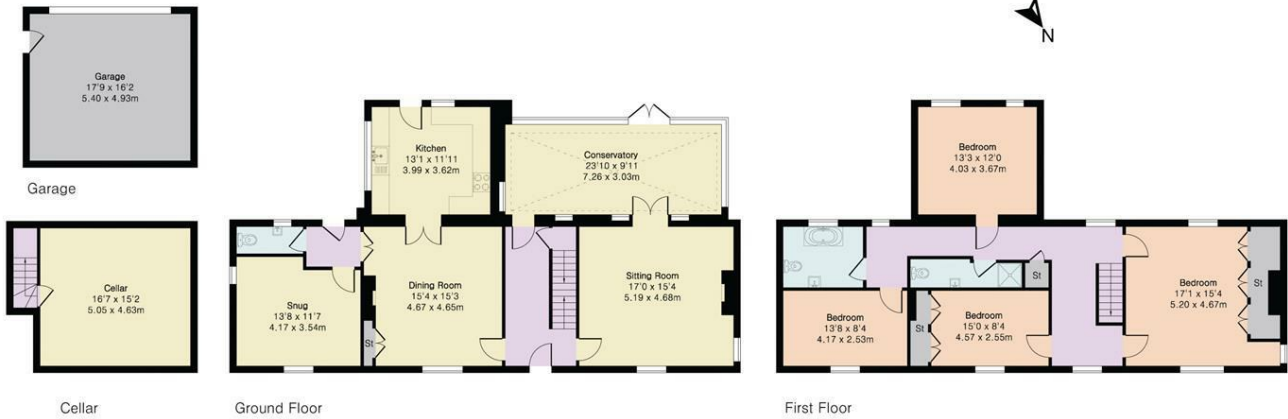
Terrain Map



Floor Plan

**Approximate Gross Internal Area 2595 sq ft - 241 sq m  
(Excluding Garage)**

Cellar Area 278 sq ft – 26 sq m  
Ground Floor Area 1304 sq ft – 121 sq m  
First Floor Area 1013 sq ft – 94 sq m  
Garage Area 287 sq ft – 27 sq m



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## Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

