

Orchard Lea

WILLOUGHBY WATERLEYS, LEICESTERSHIRE



Orchard Lea is an exceptional village residence that perfectly balances timeless character with contemporary luxury. Behind its handsome period façade lies a home that has been comprehensively reimagined and meticulously renovated to an exacting standard, creating the feel and finish of a brand-new bespoke home within the framework of an established property. Every detail has been carefully considered, from the striking architectural extension and dramatic vaulted living spaces to the outstanding handcrafted joinery created throughout by renowned local property developers, Tippets and Brooks. The result is a beautifully cohesive home of remarkable quality, designed for modern family living and effortless entertaining.

Flooded with natural light and extending to over 3,600 sq. ft including the garage and outbuildings, the accommodation combines elegant proportions with warm contemporary styling, exposed timbers, luxury bathrooms and an impressive open-plan living kitchen at the heart of the home. Positioned within the highly regarded village of Willoughby Waterleys, Orchard Lea offers an aspirational lifestyle setting with generous, landscaped gardens, extensive parking and idyllic countryside surroundings.

Exceptional detached village residence extending to approximately 3,638 sq. ft • Completely stripped back and comprehensively renovated throughout • Bespoke handcrafted joinery by renowned Tippetts and Brooks • Stunning open-plan living kitchen with vaulted ceilings and exposed timbers • Beautiful blend of period character and contemporary architectural design • Five generous double bedrooms including luxurious principal suite with balcony • Multiple reception spaces including sitting room, snug and study • High-specification bath and shower rooms finished to an impeccable standard • Extensive landscaped gardens and superb entertaining terraces • Sought-after Leicestershire village location with open countryside nearby

Tippett and Brooks

Tippetts & Brooks are award winning bespoke residential developers with a renowned reputation for creating exceptional contemporary properties like Orchard Lea.

Being a design and build led company, Tippetts & Brooks approach is to create contemporary homes within period and listed buildings in the Leicestershire area.

Mixing the latest interior design trends with innovative home technology and expert craftsmanship, Tippetts & Brooks motivation is to create exceptional living spaces. With a passion for property and focus on space planning, innovative design and attention to detail, each project harnesses the combined expertise of architects, designers, engineers, builders, craftsmen and carefully selected suppliers to create the very best in home living.

Accommodation

The property opens into a welcoming reception hall which immediately sets the tone for the quality found throughout the home. Bespoke fitted joinery, carefully selected finishes and beautifully proportioned interiors create a calm and understated sense of luxury. To the front of the property are a study and an elegant snug, while the impressive sitting room offers a superb principal reception space with generous proportions and views across the gardens. Throughout the home, the craftsmanship of Tippets and Brooks is unmistakable, with handcrafted cabinetry, fitted storage, feature detailing and bespoke timberwork elevating every room.

Undoubtedly the centrepiece of the home is the magnificent open-plan living kitchen, a dramatic vaulted space designed for modern living and entertaining. Exposed beams and vaulted ceilings combine with expansive glazing and large bifolding doors to create a wonderfully light-filled environment that seamlessly connects the inside with the landscaped courtyard terrace beyond. The bespoke kitchen is beautifully appointed with a substantial central island, extensive handmade cabinetry and integrated appliances, while a mezzanine level above adds architectural interest and versatility. A dining area, utility room, workshop/store and garage further enhance the practicality of the ground floor layout.







To the first floor, the bedroom accommodation has been thoughtfully designed to provide both comfort and privacy. The principal bedroom suite is particularly impressive, featuring vaulted ceilings, exposed timbers, a luxurious ensuite bathroom and elevated views across the rear gardens from the balcony and sliding doors. Four further double bedrooms are served by beautifully appointed bath and shower rooms, all finished with the same attention to detail and refined contemporary styling seen throughout the home. The overall feel is one of understated luxury, where period charm and modern craftsmanship combine seamlessly.

Outside

Orchard Lea occupies a particularly attractive position within the village and enjoys a superb plot with beautifully landscaped grounds. To the front, the property is approached via a generous gravel driveway providing off-road parking alongside access to the garage. The handsome brick and slate elevations retain the charm and character of the original home, while the contemporary black-clad additions create a striking architectural contrast.

To the rear, the gardens and terraces have been expertly designed to create an exceptional outdoor entertaining environment. A large, paved courtyard terrace sits at the heart of the property, perfectly positioned to flow directly from the open-plan living spaces and ideal for al fresco dining and summer gatherings and boasts its very own outdoor kitchen/open fire. Beyond, the gardens extend into lawns bordered by mature trees and established planting, creating a wonderful sense of privacy and tranquillity with an attractive open outlook across the surrounding countryside and an additional parking space.

Paddock

There may also be an opportunity to acquire additional land, comprising either the whole or part of an adjoining paddock to the rear of the garden, subject to a separate negotiation. Further details can be provided upon request.











Location
The picturesque village of Willoughby Waterleys, approximately ten miles south of Leicester and is surrounded by attractive open countryside. The location provides convenient access to Market Harborough and Leicester city, both offering comprehensive shopping facilities and mainline rail services to London St Pancras as well as access to junction 20 of the M1 at Lutterworth, and Fosse Park at junction 21.

Willoughby Waterleys is ideally situated for access to a number of highly regarded pubs and restaurants within the surrounding Leicestershire villages. Popular nearby venues include The Joiners Arms in Bruntingthorpe, The Crown Inn, The Grey Goose and Morton's Bistro in Gilmorton, all of which are well regarded for their welcoming atmosphere and quality food. The area's excellent selection of nearby dining destinations further enhances the appeal of the village for those seeking an enjoyable and sociable rural lifestyle.

Nearby Countesthorpe offers schooling and a range of parks and sports clubs, a health centre, church and village hall. For your day-to-day needs, you'll find a Tesco, Co-op and several popular pubs and restaurants.

Tenure: Freehold Local Authority: Harborough District Council
Listed Status: Not Listed. Conservation Area: Yes, Willoughby Waterleys Conservation Area
Tax Band: TBC Services: The property is offered to the market with all mains services and gas-fired central heating. Meters: Gas and Electric smart meters Broadband delivered to the property: FTTP
Non-standard construction: Believed to be of standard construction
Cladding: The property will come with an EWS1 certificate (Charred larch cladding)
Wayleaves, Rights of Way & Covenants: Yes. HMLR OC1 available on request
Flooding issues in the last 5 years: No Accessibility: Two storeys dwelling with mezzanine. No modifications for accessibility
Planning issues: None our clients are aware of
Satnav Information: The property's postcode is LE8 6UF, and house name Orchard Lea





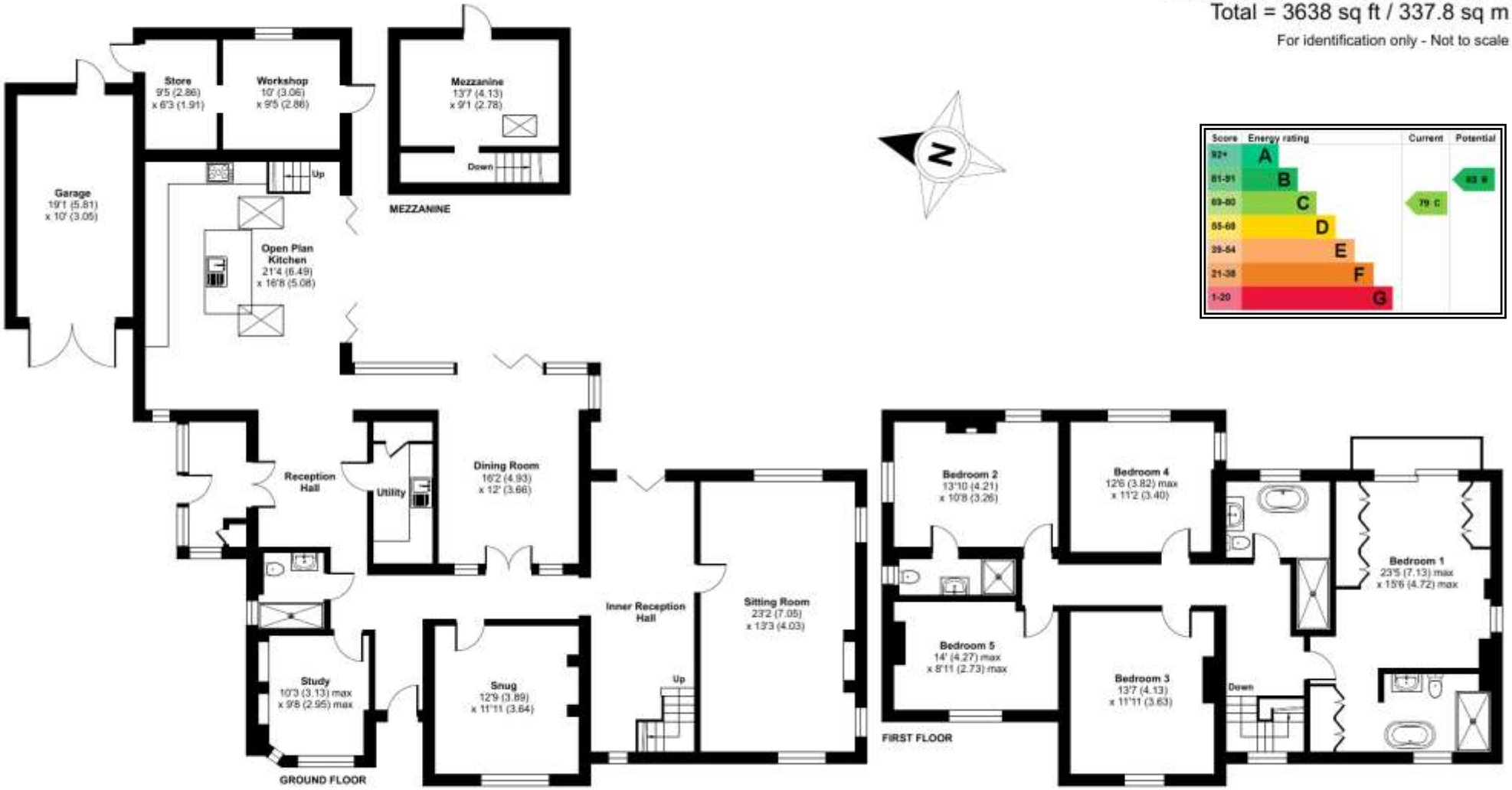




Tippetts & Brooks

Orchard Lea, Willoughby Waterleys, Leicestershire, LE8

Approximate Area = 3291 sq ft / 305.7 sq m
Garage = 191 sq ft / 17.7 sq m
Outbuilding = 156 sq ft / 14.4 sq m
Total = 3638 sq ft / 337.8 sq m
For identification only - Not to scale



Tippetts & Brooks

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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