



Breach Farm Lutterworth Road,  
Ullesthorpe,  
Leics, LE17 5DR





£950,000

GENERAL



## GENERAL

A charming period farmhouse in an idyllic country setting with grounds and paddocks extending to approximately 5 acres. Breach Farm is a superb country property which has been improved by the present owners with works including an upgraded heating system together with a re-fitted family shower room, some new Heritage flush woodgrain double-glazed windows and downstairs cloakroom. There is still scope for further modernisation and potential for further development, subject to the usual consents. The house is extremely private, set well back from the road and is surrounded by beautiful mature gardens.

The accommodation briefly comprises on the ground floor, a sensational garden room, three further receptions and kitchen. On the first floor there are five bedrooms and a family bathroom.

The grassland is divided into four paddocks and it should be noted that there are no public footpaths running through the land. To the South of the house, in one of the paddocks, there is an orchard. The present owners have made a significant investment in the land. They have built a stable yard and erected a considerable amount of post and horse safe netting. They have also created an exercise tracking system around two of the paddocks.

## LOCATION

Breach Farm is located immediately to the South East of Ullesthorpe. There is a shop and two public houses in the village together with a golf

course and gym at Ullesthorpe Court. Ullesthorpe is close to the A5 Watling Street located midway between Lutterworth and Hinckley. The motorway network can be accessed via junctions 20 on the M1 and Junction 1 on the M69. There are excellent high speed railway links to London from Rugby and Market Harborough.

## THE HOUSE

The house is full of character and the accommodation which is arranged over two floors is as follows. Front door opening into reception hall.

## RECEPTION HALL

With brick floor. Doors to the snug, dining room and office.

## SNUG

13'5" x 11'4"

A delightful room overlooking the gardens with a period cast iron fireplace with tiled inset. Central heating radiator.

## OFFICE

18'10" x 11'1"

There is a real feeling of space with a full height ceiling and exposed brickwork to one wall. There is a door to the garden, storage heater and door to the garden room.

## GARDEN ROOM

34'9" x 13'10"

A quite sensational space with full height ceiling and exposed roof trusses. There is a tiled finish to the floor and two sets of French doors opening into the garden. (It should be noted that this is a garden room in the true sense and there is no heating).

## DINING ROOM

12'4" max x 12'

A room brimming with character. There is a beamed ceiling and fireplace housing an old range. An enclosed staircase rises to first floor. Understairs storage cupboard. Central heating radiator. Opens into the inner hall.



### INNER HALL

Pantry with beamed ceiling and door to the sitting room

### SITTING ROOM

13'6" x 10'7"

A charming room with beamed ceiling. There is a fireplace with an old range with fire grate and timber surround. Central heating radiator.

### KITCHEN

14' x 11'3"

A traditional kitchen with fireplace housing a gas fired Aga with original copper to one side. There is a fitted base unit with double sink, space for an electric cooker and plate racking. Tiled floor and door to rear hall.

### REAR HALL

With tiled floor and doors to the boiler room and utility.

### UTILITY ROOM

There is a tiled finish to floor, plumbing for both a washing machine and an American style fridge freezer together with space for a tumble dryer. Bespoke newly built dog shower. Opening into the adjoining cloakroom.

### CLOAKROOM

Refitted with low flush lavatory and sink.

### ON THE FIRST FLOOR

Stairs rise from the dining room to the galleried landing.

### GALLERIED LANDING

Opening off the landing are doors to the bedrooms.

### BEDROOM ONE

13'6" x 11'

A delightful room overlooking the garden. There is a pretty ornamental fire surround, central heating radiator. DRESSING ROOM.

### BEDROOM TWO

12'3" x 8'9"

Central heating radiator.

### BEDROOM THREE

12' x 8'2"

Ornamental period fireplace. Central heating radiator.

### BEDROOM FOUR

12'2" x 6'8"

Central heating radiator.

### BEDROOM FIVE

15'4" x 6'6"

Central heating radiator.

### FAMILY SHOWER ROOM

A stylish and contemporary shower room. There is with double sized shower enclosure with rainfall and hand held shower attachments, a wash hand basin set on vanity unit with mirror over and low flush lavatory. Chrtome ladder style towel rail.

### OUTSIDE

A drive leads from the main road to the parking area in front of the house.

### GARAGE/WORKSHOP

33'x 17'2"

A really useful building.

### GARDENS

There are very pretty gardens to three sides of the house. There are heavily stocked flower and herbaceous borders providing dramatic colour throughout the year. To the the South of the house there is an orchard. There are four paddocks to the North, East and South of the house.

### STABLE BLOCK AND YARD

There is a 'Finer Stables' stable block comprising double sided stables built in 2023. The adjoining yard has a rubber matted surface.

### THE PADDOCKS

The grassland is divided into four paddocks and it should be noted that there are no public footpaths running through the land. To the South of the house, in one of the paddocks, there is an orchard. There is a stable yard and the present owners have erected a considerable amount of post and horse safe netting. There is also an exercise tracking system around two of the paddocks

### COUNCIL TAX BAND

Harborough District Council Tax Band E.





















Ground Floor



1st Floor



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