



HOMESTEAD FARM

ARNESBY, LEICESTERSHIRE



KING WEST



KING WEST

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An attractive, well-presented period cottage with many retained original features, flexible accommodation within the sought after village of Arnesby.

Homestead Farm,

St Peters Road, Arnesby, Leicestershire, LE8 5WJ

Market Harborough 10 miles (HST London St Pancras International),
Leicester 9 miles (HST London St Pancras International).
(All distances approximate)

- Entrance Hall
- Sitting Room & Dining Room
- Family Room
- Spacious Breakfast/Kitchen
- Utility Room
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garage and Garden Store
- Private Garden



Situated in the heart of the village, Homestead Farm is a well-presented period home, consisting of a brick façade beneath a thatched roof.

Situation

Arnesby is a small historic village in the Harborough District of Leicestershire, known for its charming, well-preserved character set within a conservation area. Originally a saxon settlement mentioned in the Domesday Book it boasts the historic church of St Peter’s, a Baptist Chapel and an historic Grade II listed windmill, a well-preserved example of Britain’s milling heritage.

The village is situated 8 miles south-east of Leicester between Kilby and Shearsby. Leicester provides comprehensive retail and commercial services, and the town of Market Harborough offers a good array of independent and brand shopping, leisure facilities and a growing commercial centre.

For leisure and sporting events Arnesby offers community-focused sports including cricket and golf. Leicester provides gyms, pools and athletics, and Market Harborough has access to swimming, fitness classes, plus countryside pursuit options nearby of horse riding, countryside walks and fishing.

Arnesby’s main school is Arnesby Church of England Primary School. For older children nearby secondary options include Beauchamp College and Bosworth Academy.

Communication by rail to London St Pancras is reached by HST from both Leicester and Market Harborough. There is good access to the East Midlands extensive road network, including the M1, M69, the A46 and A5 trunk roads.

The Property

Situated in the heart of the village, Homestead Farm is a well-presented period home, consisting of a brick façade beneath a thatched roof. The property retains many original features such as exposed beams and exposed brickwork with the addition of a light and spacious contemporary breakfast kitchen.

Approached through the main entrance door, to the left a door gives access to the utility room with tiled floor and built in units this in turn opens to an area presently used as a boot room which could easily be used as a dining space. Returning to the entrance hall which opens to the family room with feature inglenook fireplace with steps down to the impressive and contemporary breakfast/kitchen. A light and spacious area ideal for entertaining with underfloor heating, central island and integrated appliances, designed to open to the garden. The cosy sitting room has a feature fireplace and is ideal as a retreat for the winter months, presently partitioned to provide a study having double opening doors to the garden. A cloakroom completes the ground floor accommodation.

To the first floor there are four bedrooms. The principal bedroom with built in wardrobes benefits from an ensuite, there are three further bedrooms and a family bathroom with separate shower and bath.

Outside

A pathway winds its way to the entrance door with mature lawned garden to either side and mature trees. The part walled rear garden is raised from the patio area and mainly laid to lawn with herbaceous borders and access to garden store and the garage. The garage can be accessed via the rear access and provides off road parking for two vehicles.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. 01858 435970.

Services

None of the services have been tested by the agents.

Tenure

Freehold

Council Tax Band

Council Tax Band F

EPC Rating

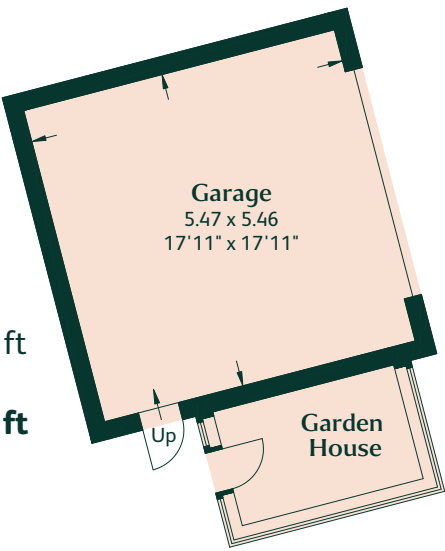
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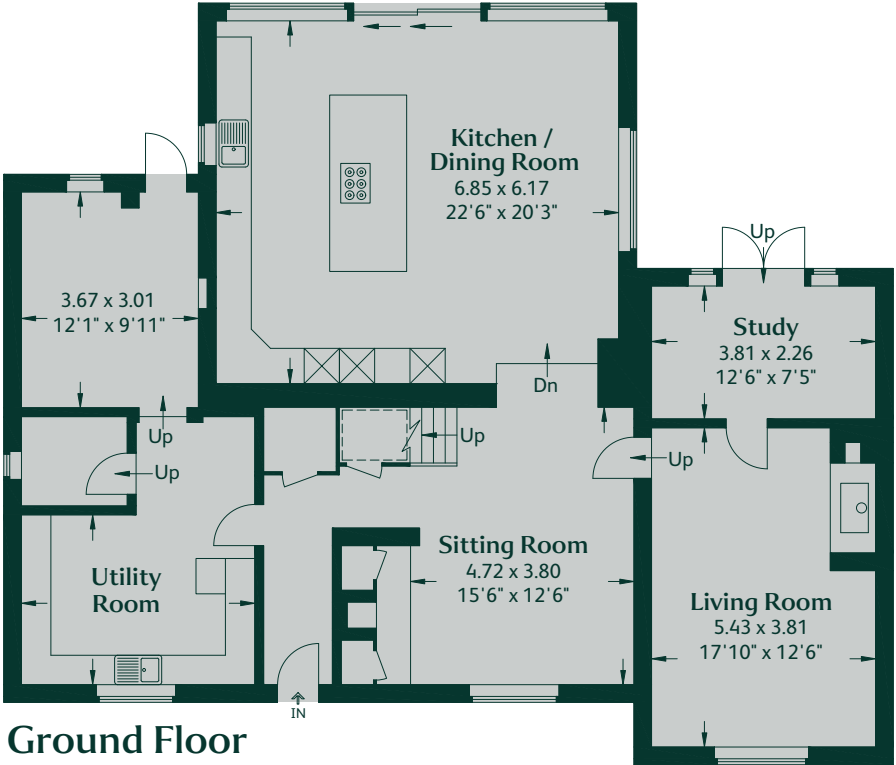


Floorplans

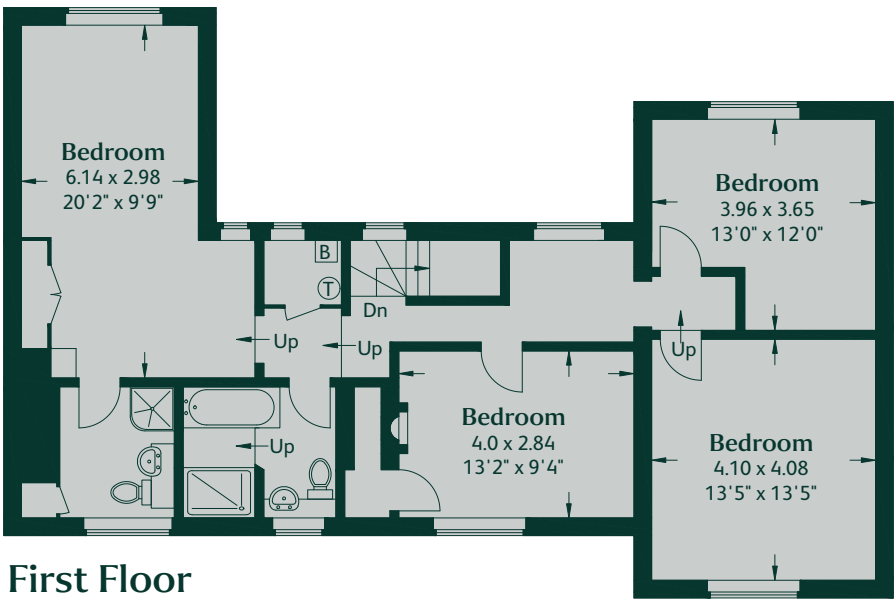
Approximate Gross Internal Area
Main House = 230.23 sq m / 2478.17 sq ft
Outbuilding = 37.18 sq m / 400.20 sq ft
Total Area = 267.41 sq m / 2878.37 sq ft



Outbuilding



Ground Floor



First Floor

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