Hubbards Farm
Old Forge Road,
Ashby Magna, Leicestershire

Hubbard’s Farm originally dates back to the 1900’s and has been extended over the years to create a wonderful village home retaining much of its character, located in this popular south Leicestershire village.

Detached village home | Entrance hall | Four reception rooms | Fitted dining kitchen with Aga | Six bedrooms | Three bathrooms | Popular village location | No chain involved

ACCOMMODATION
The property retains a wealth of period features including beamed ceilings, exposed brick walling, timber latched doors and was completely refurbished in 2001. More recently our clients have updated the kitchen and bathrooms.

The property is entered through a timber door into an impressive double height entrance hall with vaulted ceiling with an Oak return staircase rising to the first and second floor with a double height arch window overlooking the rear elevation. There is a under stairs cupboard off and a further cupboard with steps that leads down to a two room cellar. To the right of the hall is the sitting room which has an exposed brick inglenook fireplace with a log burner, a dual aspect with window to the front and French doors opening onto the rear garden. To the left of the hall is the snug which has an exposed brick wall to one side and beamed ceiling. Double doors open into the conservatory with under floor heating and doors to the rear garden. A door off the snug leads into the dining room with exposed beamed ceiling, engineered oak flooring and window to the front elevation.

This room is open plan into the kitchen which is beautifully fitted with an excellent range of bespoke cupboards with granite work surfaces over and a Belfast sink. Appliances to be included are a two oven Aga, four ring ceramic hob, Bosch oven/microwave, integrated dishwasher, fridge and freezer. An island unit offers further storage cupboards, a wine cooler and has an extended breakfast bar. The utility room completes the ground floor accommodation which has further storage cupboards, space for white goods, a cloakroom off and access to the rear garden.

The first floor landing is a light and airy area with a window to the front elevation. To the right is a further inner landing which also has a window to the front elevation. Ahead is the master bedroom which has a dual aspect to the front and rear and loft access. There are two further double bedrooms one with fitted wardrobes and the other with an ensuite shower room. The family bathroom comprises of a free standing bath, wc, wash hand basin under vanity unit and a separate shower. To the left of the first floor landing is a double bedroom again with a dual aspect to the front and rear elevations.

The second floor landing gives access to two further double bedrooms both with exposed beams.

OUTSIDE
The front of the property has cast iron fencing with mature shrubs and hedging. A paved path leads to the front door. To the side of the property block paving provides off road parking and access to double iron gates which in turn gives access to a further gravelled area and a detached garage. To the right is a five bar timber gate which gives access to the rear gardens. The gardens are mainly laid to lawn and are enclosed by mature shrubs, trees and hedging providing a high degree of privacy. Directly to rear of the property are paved seating areas which can access through the sitting room and conservatory as well taking advantage of the sunny aspect.

SPECIAL NOTE
There is permitted planning granted for a two storey extension to the rear of the property. Planning reference number 15/01934/CLU

Sales • Lettings • Surveys • Mortgages
LOCATION
Ashby Magna is a lovely small village in the Harborough district of Leicestershire. To the south the market town of Lutterworth provides a good array of everyday amenities including leisure centre, primary and secondary schooling. The city of Leicester is set to the north and provides a comprehensive range of shopping, leisure and commercial facilities. Secondary schooling can be found at Rugby, Leamington Spa, Warwick, Leicester and public schooling at Oakham, Uppingham, Oundle and Rugby.

DIRECTIONAL NOTE
From Market Harborough, proceed westbound via A4304 towards Lutterworth, passing through the villages of Lubenham, Theddingworth, Husbands Bosworth and North Kilworth, shortly after which turn right passing through Kimcote and Gilmorton, following the signs to Ashby Magna. Turn right into Old Forge Road where the property may be found on the right hand.
Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.