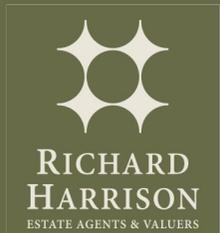




# Linford Farm

Main Street | | Newtown Linford | LE6 0AD

Guide price £1,295,000



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\*\* OPEN DAY LAUNCH - SATURDAY 13TH SEPTEMBER - 10AM - 12PM \*\*

\*\* CALL TO BOOK YOUR VIEWING SLOT \*\*

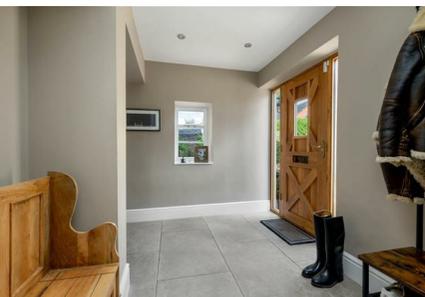
A truly exceptional detached residence located in one of the regions most picturesque beauty spots. This impressive home boasts a magnificent contemporary extension to the rear, overlooking the sylvan setting of gardens and neighbouring countryside. This property is ideal for those who love entertaining and open plan living, perfectly complemented by the cosy, traditional layout of the main building. There is also a clever additional room to the ground floor which has an en-suite and could be used for a dependant relative or guests. A viewing of this outstanding home is essential to fully appreciate the immense character blended perfectly with modern convenience.



- Exceptional Detached Residence
- Impressive Open Plan Living/Dining
- Three Reception Rooms
- Utility and Ground Floor W/c
- Extensive Sylvan Garden Setting
- Outstanding Contemporary Extension
- Four Bedrooms/Two Bathrooms
- Ground Floor Bed/Recep with En-suite
- Detached Double Garage and Driveway
- Grade II Listed/Conservation Area



*"An exceptional detached residence"*



### **Entrance Hall**

An impressive and welcoming hallway with stone flooring, ceiling spotlights and a traditional glazed and timber front door. There is access to a ground floor w/c.

### **Inner Hallway**

Providing a practical and versatile space ideal as a study area, with beamed ceilings, the inner hallway leads to -

### **Lounge**

A cosy yet spacious lounge with beamed ceilings and dual aspect windows.

### **Living/Dining Room**

A fabulous entertaining and family space, with ample room for dining table/chairs and living room furniture, centred around the feature Log Burner. There is Kardean flooring and an open plan staircase rising to the first floor.

### **Family Room**

An impressive feature of the property, boasting flexible space as a family sitting room or with the space opening up to the Kitchen as an open plan space for entertaining. There is a Log Burner, French doors to the rear and low slung windows, enabling a wonderful vantage point over the rear garden whilst sitting down. There is stone flooring and pocket sliding doors to -

### **Dining Kitchen**

A breath-taking space, overlooking the seemingly endless garden and countryside beyond. There is an emphasis on flexible and practical living and cooking space, with a vast range of contemporary kitchen units, quartz worktops and high specification integrated appliances. There is a huge set of double bi-folding doors to the rear, opening up the space to blend seamlessly with the garden.

### **Utility Room**

Having a practical range of storage units and space/plumbing for appliances. A separate entrance door is both practical and also adds to the benefit of the adjacent potential annex room.

### **Reception/Ground Floor Bed**

Whether used as a practical and convenient ground floor bedroom for a dependent relative, or as a lavish and showpiece guest room, this large reception room has stunning uninterrupted views of the garden through full length windows and bi-folding doors.



#### **En-Suite**

Featuring a luxury three piece suite comprising low level flush w/c, wash hand basin and shower cubicle.

#### **First Floor Landing**

With windows to the front and offering access to -

#### **Bedroom 1**

A well appointed bedroom with feature exposed beams and access to -

#### **En-Suite**

Featuring a luxury three piece suite comprising low level flush w/c, wash hand basin and shower cubicle.

#### **Bedroom 2**

A spacious double bedroom with window to the rear.

#### **Bedroom 3**

A spacious double bedroom with fitted wardrobes and a window to the rear.

#### **Bedroom 4**

A double bedroom with window to the rear and conveniently situated next to the main bathroom.

#### **Bathroom**

A lavishly well appointed luxury bathroom with four piece suite comprising, freestanding bath, shower cubicle, low level flush w/c and wash hand basin. Beautiful tiling adorns the walls and floors.

#### **Outside Front**

The property sits in a tucked away position with gated access to a courtyard driveway, there is a double garage ideally upgraded for motor enthusiasts, with electrically operated door, power and lighting.

### Outside Rear

The property occupies a sylvan setting, with seemingly endless gardens blending into rolling countryside. There is a large stone patio immediately to the rear of the property providing al-fresco dining and entertaining space, with a substantial lawn rolling away from the property for some distance until reaching a babbling brook, beautifully surrounded by mature trees and a wooden footbridge, making this a peaceful haven abutting open countryside, whilst an outdoor covered bar area and large studio provide further flexible and versatile space.

### The Area

Newtown Linford is a highly desirable village in Leicestershire, renowned for its picturesque setting on the edge of the historic Bradgate Park. The village features charming stone cottages, scenic countryside walks, and a welcoming community, complemented by traditional public houses, a tearoom, and local amenities. Benefiting from excellent transport links, Newtown Linford provides convenient access to Leicester, Loughborough, the A50, and the M1 motorway, making it an ideal location for those seeking a peaceful rural lifestyle with outstanding connectivity.

### Extra Information

To check the Internet and Mobile coverage you can use the following link:

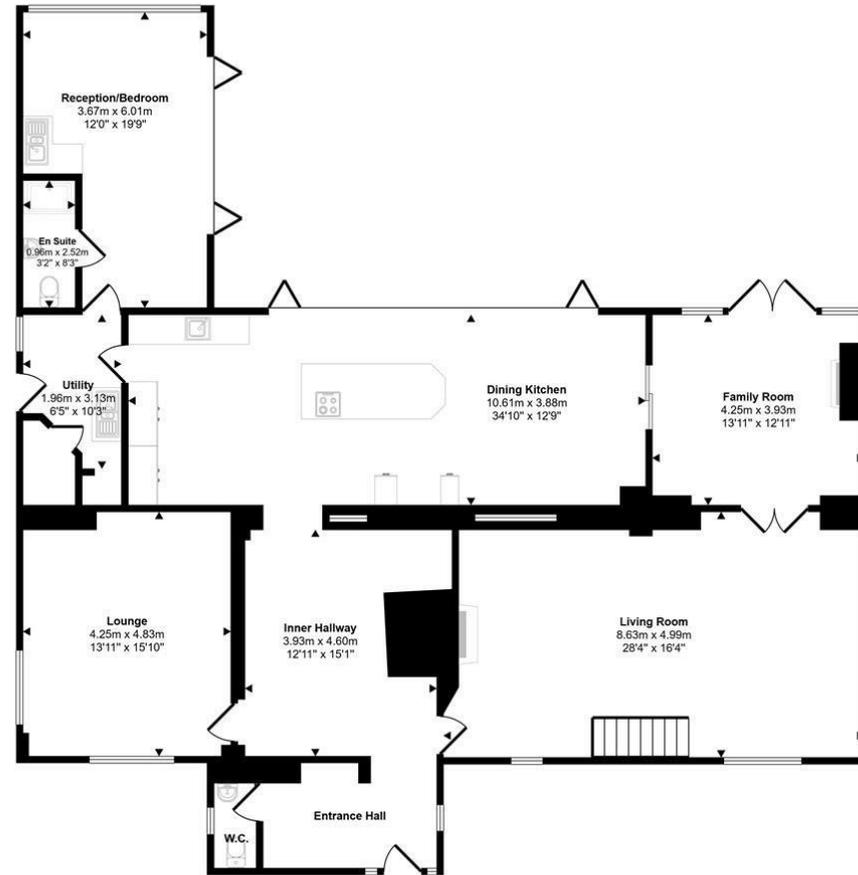
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



*"Perfectly blending character and convenience"*





Ground Floor  
Approx 187 sq m / 2008 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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