



**Knaptoft Lodge Farm, Leicester Road, Knaptoft,  
Leicestershire, LE17 6NP**



Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A substantial six bedroomed detached former farmhouse in need of complete modernisation and refurbishment, occupying a rural setting enjoying stunning views over south Leicestershire countryside.







## Key Features

- Substantial detached former farmhouse
- In need of complete modernisation and improvement
- 3 reception rooms
- Kitchen, utility and pantry
- 6 bedrooms
- 2 bathrooms
- Gardens on 3 sides
- Stunning views
- Rural setting
- No chain

**Price Guide**  
**£500,000**



Dating back to circa 1900, the property is approached via a long shared driveway, and includes three reception rooms, kitchen, larder, pantry and wet shower room, whilst on the upper floor are six bedrooms approached via two staircases, together with a study, store and family bathroom.

Outside, there are gardens on three sides, together with a derelict brick farm outbuilding.

#### **LOCATION**

Knaptoft Lodge Farm occupies a rural setting adjacent to a range of derelict outbuildings, approached via a long shared driveway off Welford Road (A5199), some 11 miles south of Leicester and just over 8 miles west of the thriving town of Market Harborough. For the commuter, both Rugby and Market Harborough have mainline rail services to London, with the M1 accessible at Junction 20 in Lutterworth, with the A14 lying to the south. Market Harborough has an excellent range of local shops and supermarkets, as does Lutterworth, with village shops in nearby Gilmorton, Husbands Bosworth and North Kilworth.

#### **ACCOMMODATION IN DETAIL**

##### **GROUND FLOOR**

##### **ENTRANCE HALL**

Part glazed entrance door and staircase off.

##### **LOUNGE**

15' x 13'11"

Screened fireplace and beams.

##### **DRAWING ROOM**

14'10" x 15'

Tiled fireplace and beams.

##### **SIDE HALL**

With access to cellar.

##### **PANTRY**

8'7" x 5'2"

With shelving.

##### **DINING ROOM**

16'1" x 14'1"

Brick fireplace and beam.

##### **LARDER**

9'4" x 8'2"

With quarry tiled floor.

##### **KITCHEN**

14'5" x 12'4"

With sink unit and cupboards, oil fired central heating boiler.

##### **REAR LOBBY**

With door to:

##### **SEPARATE WC**

##### **WASH ROOM**

##### **WET SHOWER ROOM**

8'2" x 8'

Tiled shower area, wash hand basin, low flush wc.

##### **FIRST FLOOR**







#### **LANDING**

#### **BEDROOM ONE**

14'1" x 15'1"

With fireplace and beam.

#### **BEDROOM TWO**

11'9" x 7'8"

With double glazed window.

#### **BEDROOM THREE**

15' x 14'10"

With fireplace.

#### **BEDROOM FOUR**

10'8 x 8' plus door recess

With double glazed window.

#### **BEDROOM FIVE**

10'1 x 9'9"

With double glazed window.

#### **BATHROOM**

10'6" x 6'9"

Panelled bath, wash hand basin, high flush wc and airing cupboard.

#### **STORE**

14'6" x 6'1"

With double glazed window.

#### **STUDY**

8'4" x 8'4"

With double glazed window,

#### **SMALL LANDING**

Approached via secondary staircase.

#### **BEDROOM SIX**

9'5" x 8'4"

With double glazed window.

#### **OUTSIDE**

Gardens on three sides, small derelict farm building.

#### **TENURE**

The tenure is freehold with a shared right of way from Welford Road. The farm buildings to the rear of the property are specifically excluded.

#### **SERVICES**

Electricity and water are believed to be currently connected, although it will be beneficial for new supplies to be connected. The purchaser will need to install an independent sewerage system.

#### **WAYLEAVES AND EASEMENTS**

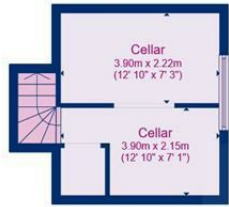
The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.







# Floorplan



## Ground Floor and Cellar

Floor area 144.7 sq.m. (1,557 sq.ft.) approx



## First Floor

Floor area 112.8 sq.m. (1,214 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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EPC Rating - F

Tenure - Freehold

Council Tax Band - F

Local Authority  
Harborough District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





To arrange a viewing please contact our Market Harborough office on 01858 431315



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