



JAMES
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LISTED BUILDINGS

Long Acre Farm

ASHBY PARVA, LUTTERWORTH, LEICESTERSHIRE

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A timeless country home where heritage, craftsmanship and contemporary luxury exist in perfect harmony. Occupying a prominent position within the heart of this sought-after south Leicestershire village, opposite the village church of St. Peter's, Long Acre Farm is an exceptional Grade II Listed residence that has been meticulously restored and thoughtfully extended to create one of the area's finest homes. Behind its handsome Georgian façade lies over 4,100 square feet of beautifully curated accommodation over three floors, where centuries-old beams, original fireplaces and rich architectural character effortlessly blend with spectacular modern living spaces. At its heart is a breathtaking open-plan kitchen designed for entertaining on any scale, leading on to a beautifully landscaped terrace and garden beyond, with a versatile outbuilding.

Magnificent Grade II Listed farmhouse • Beautifully restored and sympathetically extended throughout • Over 4,100 sq. ft of exceptional accommodation • Spectacular open-plan living kitchen with bespoke cabinetry and glazed lantern • Five generous double bedrooms • Bathroom and ensuite • Versatile second floor • Elegant reception rooms rich in original period features • Landscaped walled gardens designed for entertaining • Brick-built outbuilding offering excellent versatility • Idyllic village setting with excellent links to Lutterworth, Rugby, Market Harborough, Leicester, the motorway network and rail services to London •

Accommodation

Stepping through the front door, Long Acre Farm immediately evokes a sense of history and understated luxury. Beautiful, exposed timbers, original fireplaces and handcrafted finishes tell the story of the home's heritage, whilst carefully considered improvements ensure it functions effortlessly for modern life. The elegant sitting room provides a wonderfully relaxing retreat centred around a traditional fireplace with a cast iron log burning stove, whilst the welcoming snug offers an equally inviting space for quieter evenings beside the wood-burning stove. A generous family room provides exceptional flexibility, equally suited as a children's playroom, informal lounge or home office, leading on to the kitchen.

The true showpiece of the home lies beyond. Designed as the social heart of the property, the magnificent open-plan living dining kitchen is a space that simply invites people to gather. Bathed in natural light beneath an impressive, glazed lantern roof and opening seamlessly onto the gardens by virtue of French doors, it effortlessly combines timeless craftsmanship with contemporary design. Bespoke cabinetry, expansive quartz worktops and an oversized central island complete with Quooker tap and double Thomas Denby Belfast sink create an exceptional culinary space. pantry cupboard, appliance cupboard, double fridge plus an additional fridge, pull out freezer, Neff dishwasher, space for a range cooker, while generous dining and seating areas ensure the room is as impressive for large-scale entertaining as it is for everyday life. A standout feature of the kitchen is an original well taking centre stage set in the marble flooring, illuminated from below with a glass top. A substantial utility room/boot room and WC sit discreetly alongside, allowing the principal space to remain beautifully uncluttered.

The upper floors continue the same exceptional standard of presentation. Four beautifully proportioned bedrooms retain the charm and character expected of a home of this calibre, with exposed beams, original fireplaces and delightful village views throughout. A stylish bathroom serves all bedrooms. Stairs rise to the second floor where there is a double bedroom with ensuite shower room, a fantastic reception space and two attic rooms creating an excellent opportunity for further reimagination.

Outside

The gardens have been thoughtfully designed to feel like a natural extension of the house, creating an idyllic setting for both relaxing and elegant outdoor entertaining. Broad stone terraces with beautifully stocked borders and feature pond set within provide the perfect backdrop for summer dining and evening drinks. A brick pathway flanked by striking resin borders lead on to the deep lawned garden, mature planting and traditional brick retaining walls that echo the heritage of the farmhouse.





Adding further appeal is an attractive detached brick outbuilding, providing valuable storage with exciting potential for a variety of future uses, subject to the necessary consents. A shared driveway to the side of the property leads to private parking area to the rear for several vehicles.

Whether hosting celebrations, enjoying peaceful mornings overlooking the garden, or simply embracing the slower pace of village life, Long Acre Farm offers a rare opportunity to own a home where historic character and exceptional contemporary living combine to create something truly special.

Location

Ashby Parva is one of south Leicestershire's most sought-after villages, prized for its attractive rural setting, welcoming community and excellent accessibility. Nestled amidst rolling countryside yet within easy reach of Lutterworth, the village offers the perfect balance of peaceful country living and modern convenience. At its heart is the highly regarded Holly Bush, a traditional village pub renowned for its excellent food and warm atmosphere, while an active community centred around St Peter's Church and the village hall hosts a variety of events throughout the year.

Just three miles away, the thriving market town of Lutterworth provides an excellent range of everyday amenities, independent shops, supermarkets, cafés, restaurants, Waitrose and leisure facilities. Families are particularly well served, with highly regarded primary schools in nearby Gilmorton, Bitteswell, Claybrooke Parva and Dunton Bassett, together with secondary education at Lutterworth High School and Lutterworth College.

Despite its idyllic rural setting, Ashby Parva is exceptionally well connected. Junction 20 of the M1 is only a short drive away, the A5 can be accessed via Magna Park, and Rugby Railway Station, approximately seven miles away, offers regular high-speed services to London Euston in under 50 minutes, making the village an excellent choice for commuters seeking an enviable countryside lifestyle without compromising on connectivity.





Long Acre Farm, Main Street, Lutterworth, LE17

Approximate Area = 3757 sq ft / 349 sq m

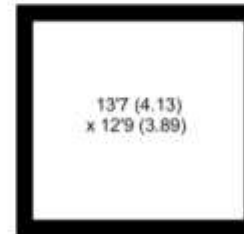
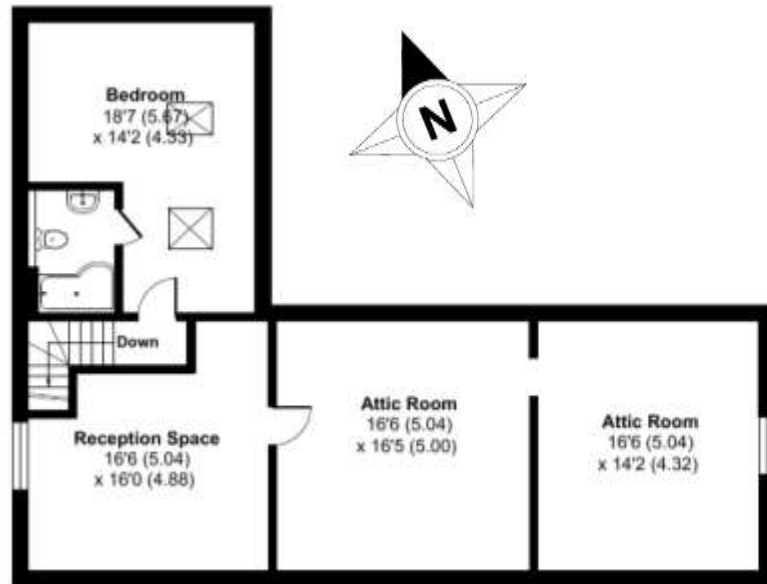
Outbuilding = 346 sq ft / 32.1 sq m

Total = 4103 sq ft / 381.1 sq m

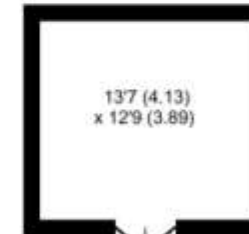
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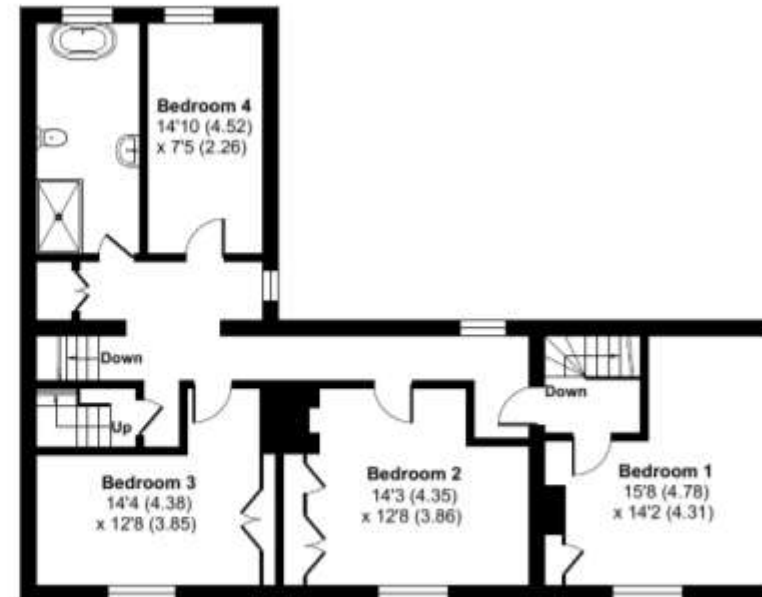
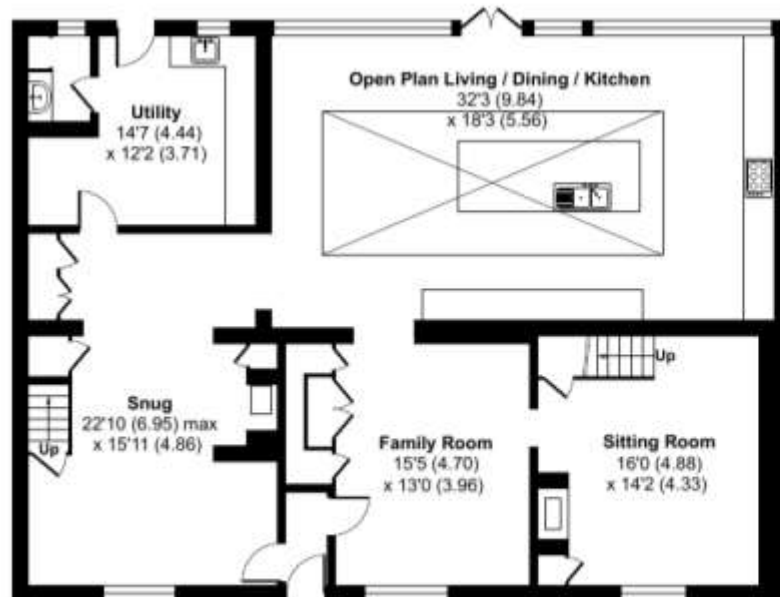
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OUTBUILDING



OUTBUILDING LOFT



Tenure: Freehold

Local Authority: Harborough

District Council Tax Band: F

Listed Status: Grade II Listed.

Listing No. 1209144 **Built:**

1765

Conservation Area: Yes,
Ashby Parva Conservation
Area

Services: The property is
offered to the market with
mains water and gas-fired
central heating

Meters: Electric & Gas smart
meters. Water Meter.

Loft: Boarded

**Broadband delivered to the
property:** FTTC

Non-standard construction:
Believed to be of standard
construction

**Wayleaves, Rights of Way &
Covenants:** Yes. The
property benefits from a
vehicular and pedestrian
right of way over a private
access road leading to Main
Street. In return, a fair
proportion of the
maintenance costs for that
access road are shared.

**Flooding issues in the last 5
years:** No

Accessibility: Three storey
dwelling. No modifications
for accessibility. Steps in the
rear garden

Planning issues: None
declared by our clients

Satnav Information

The property's postcode is
LE17 5HS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2026.
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Measures 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.

