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Bloomhills Farmhouse

MAIN STREET, DUNTON BASSETT

Offered with no upward chain, this substantial Grade II listed village home combines over 3,100 sq. ft of characterful accommodation with private driveway parking and an enclosed south-facing rear garden. Four generous double bedrooms, four reception rooms and a spacious breakfast kitchen offer versatile living space, complemented by exposed beams and period fireplaces.

No upward chain • Over 3,100 sq. ft of versatile accommodation • Private driveway parking and enclosed south-facing rear garden • Four generous double bedrooms, including a principal suite with spacious ensuite • Four generous double bedrooms including principal suite with large ensuite • Four reception rooms, offering space for family living, entertaining and working from home • Spacious breakfast kitchen with central island and range cooker • Grade II listed former farmhouse with exposed beams and period fireplaces • Wealth of original character including exposed beams and period fireplaces • Garage/gym, utility room and ground-floor cloakroom • Village setting with convenient access to Lutterworth and the motorway network

Accommodation

Believed to have originally comprised two timber-framed cottages, this charming property was sympathetically redeveloped circa 2011, with a small bespoke development constructed to the rear. Formerly the last working farm in the village, the farmhouse now provides substantial and beautifully characterful accommodation, ideal for modern family living.

The property retains a wealth of period features, including exposed beams, latch-and-brace doors, brick flooring, and original fireplaces, all blending effortlessly with practical contemporary spaces.

Accessed from Main Street via a glazed front door, Bloomhills Farmhouse opens into a spacious entrance hall with cloakroom/WC fitted with a white two-piece suite. The principal sitting room is a warm and inviting space featuring a cast iron log burner set within an exposed brick surround with slate hearth and oak mantle, together with original storage cupboards. An internal door leads through to a large study, enjoying exposed ceiling beams and views over the rear garden.

A charming inner hall with brick flooring leads to the second sitting room/snug, complete with a range and an original bread oven, which forms part of the Grade II Listing, adding further character and history to the home. Beyond this lies a versatile garage/gym with double doors to the front and an airing cupboard, which leads through to a utility room fitted with a range of cream-fronted base units, ceramic sink, plumbing for a washing machine, and space for a tumble dryer. There is also a practical dog shower with access to the rear parking area.

The dining room, with its exposed beams, provides an excellent space for entertaining and connects to the impressive breakfast kitchen. This well-appointed kitchen features a range of cream base and wall units, a large central island with oak worktop, ceramic one-and-a-quarter bowl sink with flexible mixer tap, Smeg range cooker with double oven and six-ring gas hob, wine cooler, integrated dishwasher, and space for an American-style fridge freezer.

The first-floor landing leads to four generous double bedrooms. The principal bedroom suite benefits from a spacious ensuite bathroom, fitted with a five-piece suite comprising WC, twin circular wash basins set on an oak vanity unit with storage beneath, freestanding roll-edge bath with shower attachment, and a separate double shower cubicle with fixed and flexible shower heads.

The remaining bedrooms are served by a family bathroom fitted with a white three-piece suite including low flush WC, pedestal wash hand basin, and shaped bath with shower over. A second airing cupboard provides additional storage.

Outside

Vehicle access to the rear leads to a private driveway providing ample parking. The enclosed south facing rear gardens have been designed for low maintenance and outdoor enjoyment, featuring an Artificial Grass lawn, block-paved patio areas, raised planting beds, and an illuminated well that creates a unique focal point.





Location

Dunton Bassett is a desirable thriving south Leicestershire village with a strong sense of community and good local amenities, with particularly good access to road networks and local centres of employment.

The village is accessed off the main A426 within close proximity of Lutterworth (approximately 4 miles) and Broughton Astley (approximately 1.5 miles) where a larger selection of amenities can be found. The village is well placed for motorway access in Lutterworth (M1 Junction 20) and a 50-minute high speed train service to London Euston can be accessed from Rugby station (approx. 11 miles away).

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Grade II Listed. Listing number: 1251005

Conservation Area: No

Tax Band: F

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

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling, no accessibility modifications

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE17 5JN, and house number 20, and house name Bloomhill Farmhouse.

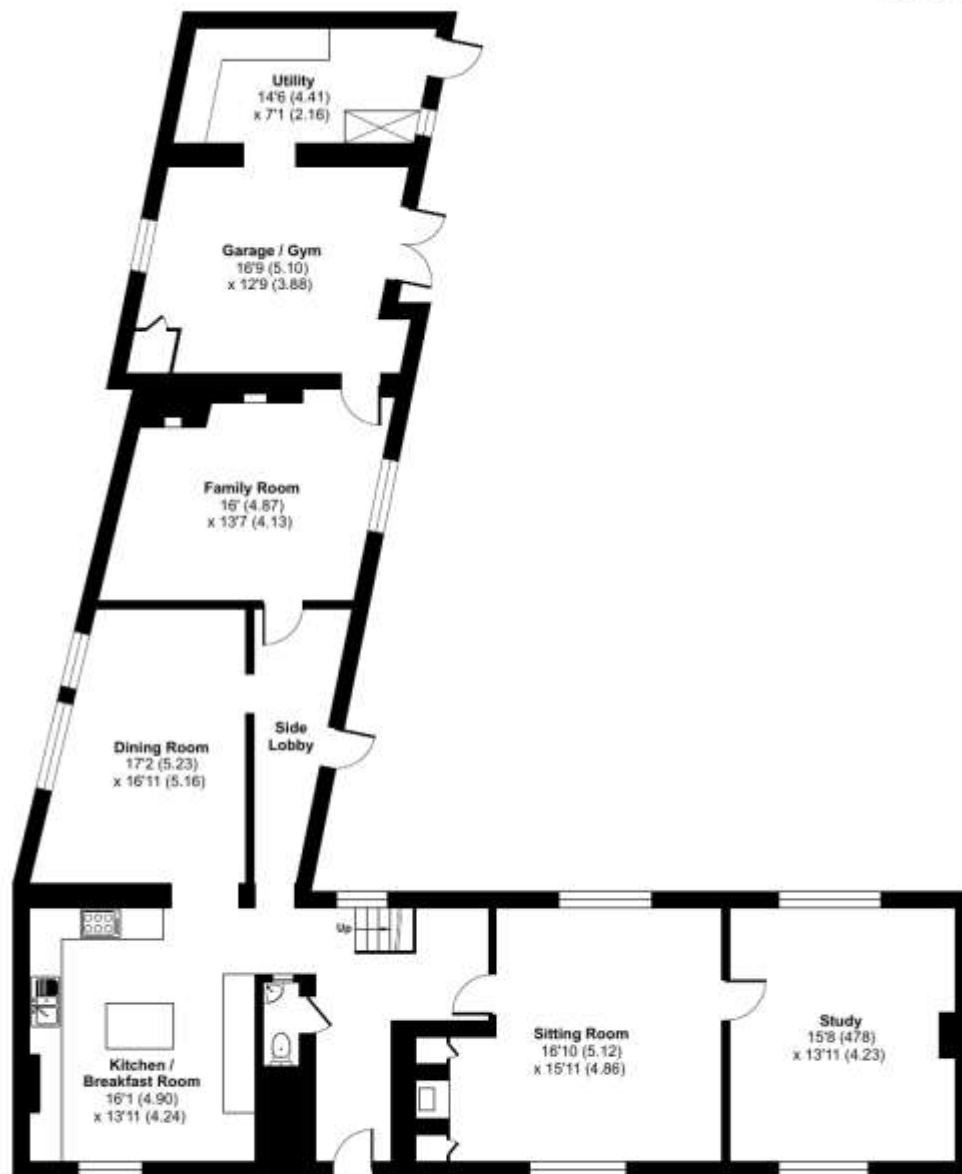




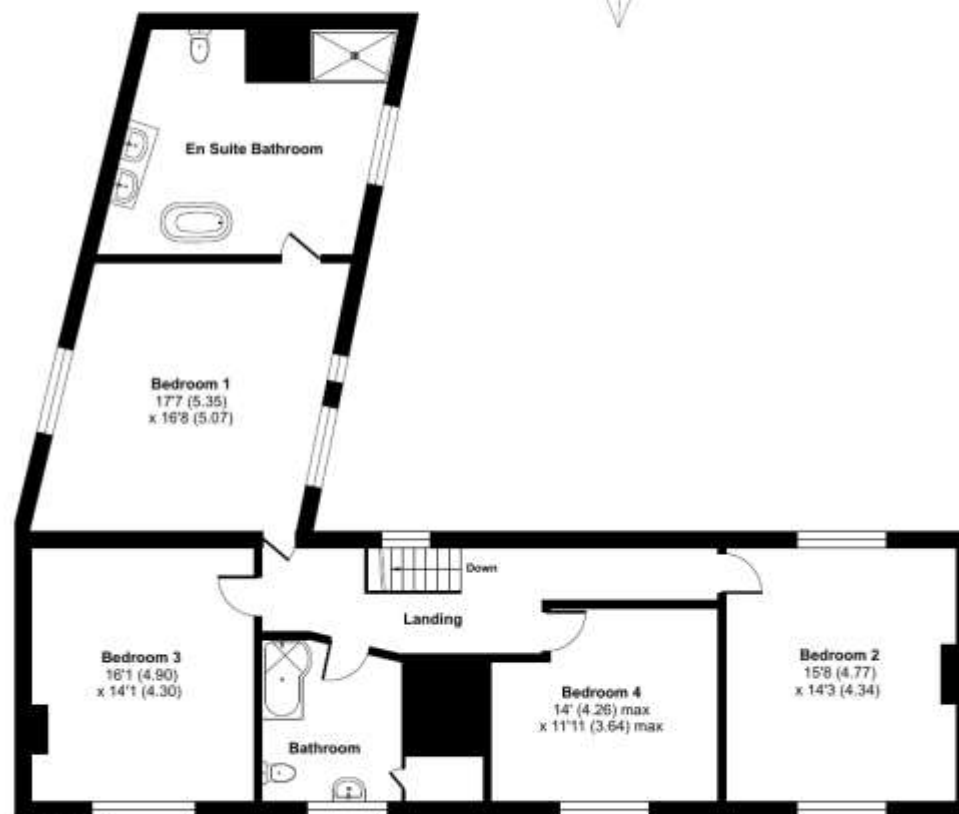
Main Street, Dunton Bassett, Lutterworth, LE17

Approximate Area = 3145 sq ft / 292.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1422317



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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.



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