

Lodge Farm

FLECKNEY, LEICESTERSHIRE



JAMES
SELICKS



Lodge Farm is an exceptional and beautifully restored period home occupying a delightful position on Saddington Road in the sought-after village of Fleckney. Combining handsome red-brick elevations with an impressive blend of contemporary styling and original character, this substantial family residence extends to over 5,500 sq. ft including extensive garaging and versatile accommodation. The property offers elegant living spaces, six bedrooms, outstanding open-plan entertaining areas and mature landscaped gardens, all perfectly suited to modern family living within an idyllic semi-rural setting.

Substantial detached period residence extending to approximately 5,525 sq. ft • Six bedrooms including a spectacular principal suite • Stunning open-plan living dining kitchen with central island • Elegant family room and separate sitting room with character features • Extensive ancillary accommodation including playroom and large store • Triple garaging incorporating a double garage and additional garage space • Beautifully presented throughout with exposed brickwork and beautiful stripped oiled floorboards • Mature landscaped gardens ideal for entertaining and family enjoyment • Versatile layout • Desirable village location offering excellent access to Market Harborough and Leicester

Accommodation

The property is approached via an attractive frontage with a traditional entrance porch opening into a welcoming reception hall, immediately setting the tone for the quality and character found throughout the home. The heart of the property is undoubtedly the magnificent open-plan living dining kitchen, beautifully appointed with contemporary cabinetry, integrated appliances and a large central island, creating a superb environment for both everyday living and entertaining. Adjoining reception rooms provide excellent versatility, including an elegant sitting room and generous family room, each benefitting from an abundance of natural light and attractive views across the gardens. A further playroom and extensive garaging offer tremendous flexibility for a variety of uses, such as ancillary accommodation for a multi-generation household (subject to necessary consents).

To the upper floors, the bedroom accommodation is equally impressive. The principal bedroom suite occupies the second floor and provides an exceptional retreat, complete with a luxurious ensuite bathroom and extensive fitted storage. The first-floor hosts five further well-proportioned bedrooms served by stylish bath and shower room facilities, perfectly arranged for family living. Throughout the home, character features including exposed brickwork, high ceilings and timber floors blend effortlessly with tasteful contemporary finishes to create a warm yet sophisticated atmosphere.

The property's generous proportions and adaptable layout make it ideally suited to modern lifestyles, offering the perfect balance of formal entertaining space and relaxed family accommodation. Large windows throughout ensure excellent natural light, while the seamless connection between the principal reception areas enhances the overall sense of space and flow.

Outside

Externally, Lodge Farm enjoys beautifully maintained gardens and grounds which complement the charm of the house perfectly. Mature trees, established planting and expansive lawned areas create a private and peaceful setting ideal for outdoor entertaining and family enjoyment. A spacious driveway provides ample off-road parking and leads to the extensive garaging, while attractive seating terraces offer wonderful spaces for al fresco dining during the warmer months. Altogether, the property represents a rare opportunity to acquire a distinguished village home of considerable style, character and substance.

The garages previously had planning consent for conversion into ancillary two-bedroom accommodation, which has expired. Ref: 16/01316/FUL.





Location

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Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built c1878

Conservation Area: No

Tax Band: D

Services: The property is offered to the market with mains electric and water, oil-fired central heating, surface drainage to a soakaway and foul water drainage to a septic tank.

Meters: Electric smart meter and a water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Lane is owned by the property, but five other properties have a right of access to use the lane. Cost of maintenance and repair is split between the six properties.

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning issues: None our clients are aware of

Satnav Information The property's postcode is LE8 8DT, and house name Lodge Farm.







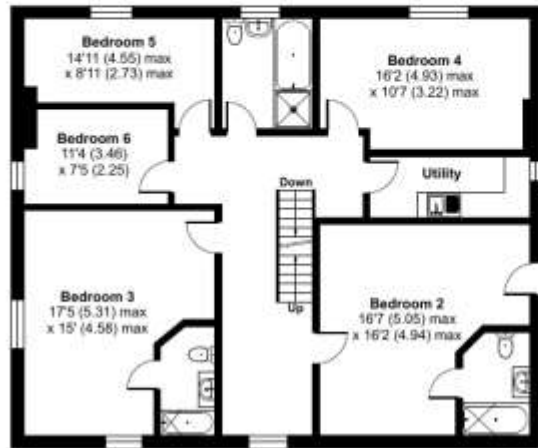
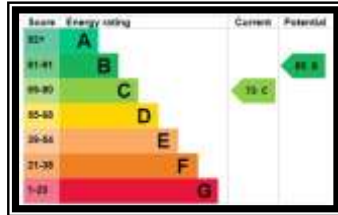
Lodge Farm, Saddington Road, Fleckney, LE8

Approximate Area = 4306 sq ft / 400 sq m

Garage = 1219 sq ft / 113.2 sq m

Total = 5525 sq ft / 513.2 sq m

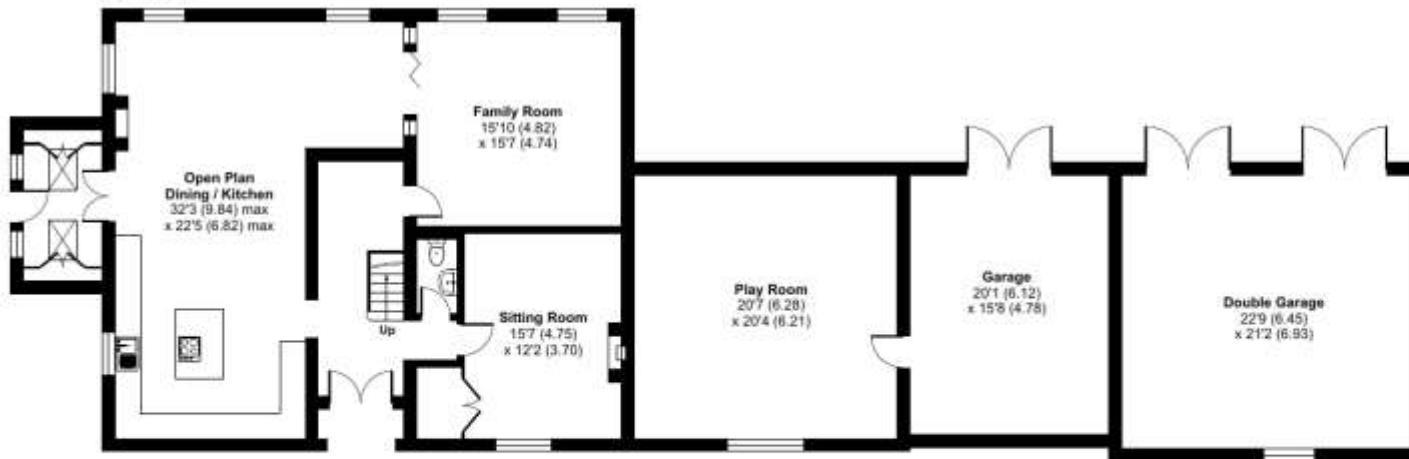
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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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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Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com

Please follow us on Instagram:



[@jamesseilicksmarketharborough](https://www.instagram.com/jamesseilicksmarketharborough)

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