WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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FOR SALE - Guide Price £725,000

Tythe Farm, Arnesby Road, Peatling Magna

- DETACHED TWO BEDROOM COTTAGE
- FOUR BEDROOM BARN CONVERSION
- SUBSTANTIAL RANGE OF OUTBUILDINGS

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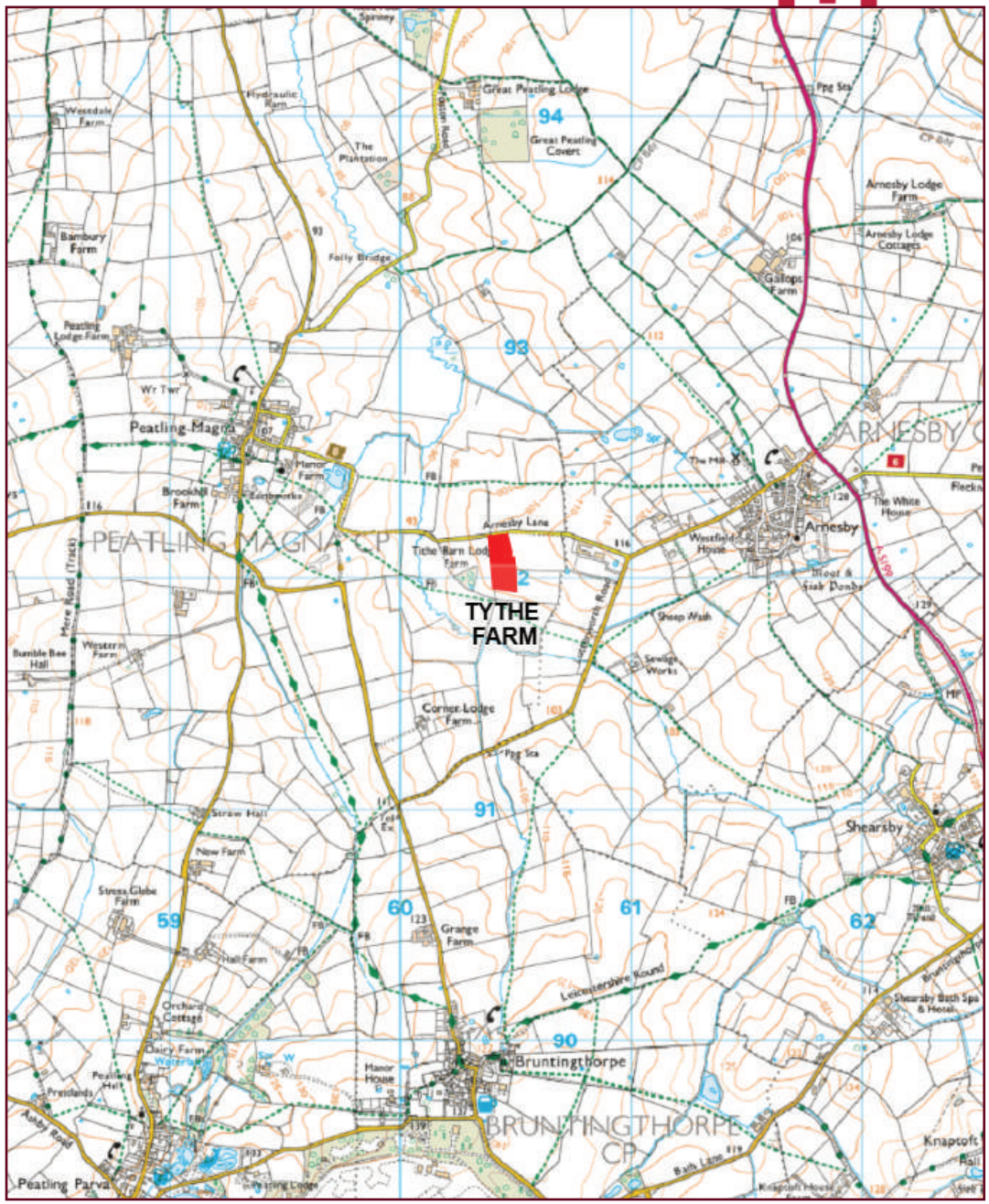
Introduction:
An exciting opportunity to purchase a two bedroom cottage, traditional brick barn with planning consent, and a substantial range of outbuildings, set in 4.85 acres, of which approximately 3.68 acres are paddocks.

Location:

- The property benefits from excellent transport links with access to major roads including the M1, M6, and A5 nearby. The property is also within easy travelling distance to train stations offering direct rail services to London Euston in just over one hour from Rugby, and London St Pancras in just over one hour from Market Harborough.

- Tythe Farm is located approximately 7.5 miles from the market town of Lutterworth, which provides a wide range of day-to-day amenities including supermarkets, public houses, garages, day care nurseries, primary and secondary schools, and a popular weekly open-air market. Nearby Leicester (7.5 miles) and Market Harborough (8.5 miles) further enhance the property's appeal, offering a comprehensive range of retail, cultural and recreational facilities.

- Access to Tythe Farm is taken via a private drive off the Arnesby Lane



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House:

The house at Tythe Farm is a recently modernised two bedroom cottage benefiting from a back to brick renovation approximately five years ago. The cottage is constructed of red brick under a slate roof and benefits from mains water, a three phase mains electric connection, and septic tank, and provides the following accommodation:

- **Ground Floor:**
  - Entrance Porch
  - Living Room
  - Kitchen/Diner
  - Boot Room/Utility Room
- **First Floor:**
  - Two double bedrooms
  - Family bathroom
- Substantial range of adjoining outbuildings including traditional red brick under slate garages, and a dutch barn with further development potential, subject to planning.



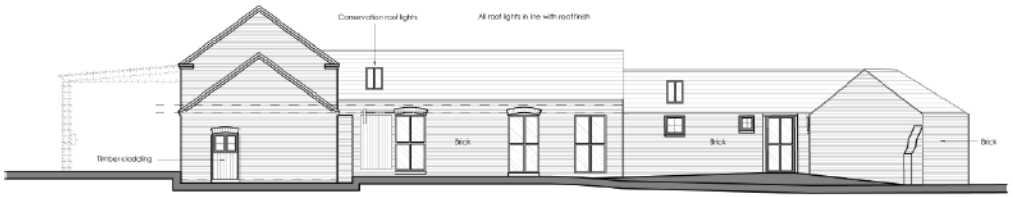


Barn Conversion:

The traditional brick barn situated in the yard at Tythe Farm has the benefit of an approved Class Q consent for conversion to a four bedroom dwellinghouse with the following accommodation:

- **Ground Floor:**
  - Kitchen Diner
  - Living Room
  - Utility Room
  - Study
  - Snug
  - 2x WC
  - Master Bedroom with en-suite bathroom and dressing room
  - Double Bedroom with en-suite bathroom
- **First Floor**
  - 2x Double Bedrooms both with en-suite bathrooms

Details of the consent can be viewed on the Harborough District Planning Search under reference number 25/00697/PDN.



West Facing Elevation 1:100



East Facing Elevation 1:100



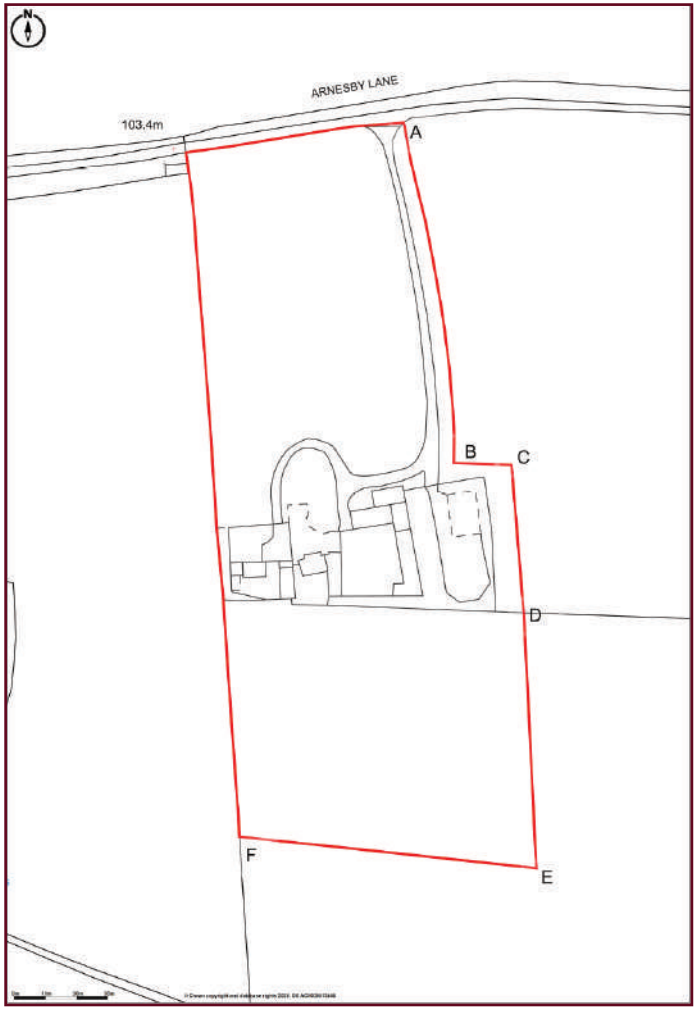
North Facing Elevation 1:100



South Facing Elevation 1:100

Fencing:
The Purchaser will be required to erect a post and five rail fence between points A, B, C, D, E, and F within three months of the completion date. The maintenance of the boundary fence will remain with the Purchaser.

Fencing Plan





Additional Land:
Additional land to the east and south of the property may be available to purchase by separate negotiation.

Viewings:
By appointment only with the selling agent.

Tenure:
The Property is offered for sale Freehold with the benefit of Vacant Possession

Method of Sale:
Private Treaty.

Offer Procedure:
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase of a property and will need to be completed prior to an acceptance of an offer by the vendor.

EPC:
The house has an EPC of E (48 E). A copy of the certificate is available upon request.

Legal Costs:
Each party to bear their own professional costs.

SUBJECT TO CONTRACT Disclaimer:
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