



BY DESIGN



Ashgates Lodge
Peatling Magna, Leicestershire

A substantial, detached family home with separate three bedroom annexe and country views

Extended and refurbished, this four bedroom detached family home spans approximately 2,400 square feet, which alongside the separate 1,300 square foot, three bedroom annexe offers a combined 3,700 square feet of luxury living, ideally suited for families with multi-generational needs.

Tucked along the quiet curve of School Lane, on the rural edge of the village, Ashgates Lodge is a house that balances presence and scale with poise. Framed by open countryside on both aspects and set within approximately 0.37 acres of mature, walled gardens, this is a substantial home of over 2,400 square feet, accompanied by a beautifully appointed three-bedroom annexe extending beyond 1,300 square feet. Together, they offer rare versatility in an idyllic South Leicestershire setting.

Positioned within the highly regarded village of Peatling Magna, Ashgates Lodge enjoys a strong sense of community, centred around the village hall and the much-loved The Cock Inn. Country walks begin almost from the doorstep, with gated lanes and footpaths weaving through the surrounding landscape.











Accommodation

The principal house has been thoughtfully refurbished and extended, creating a sequence of rooms that feel both generous and composed.

Natural light moves easily through the interiors, drawing attention to carefully chosen finishes and a layout designed for modern family life. Reception spaces offer flexibility for formal entertaining or relaxed evenings by the fire, while the kitchen forms the natural heart of the home. A place equally suited to weekday breakfasts or long, convivial suppers with friends.

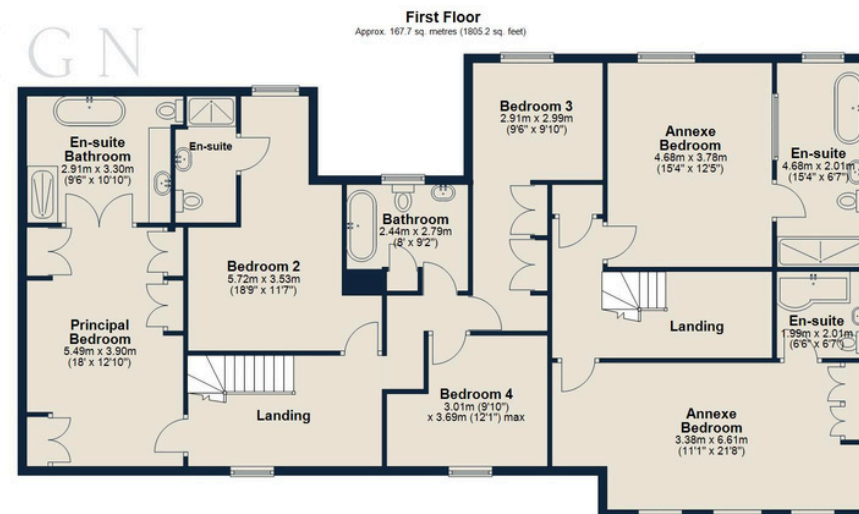
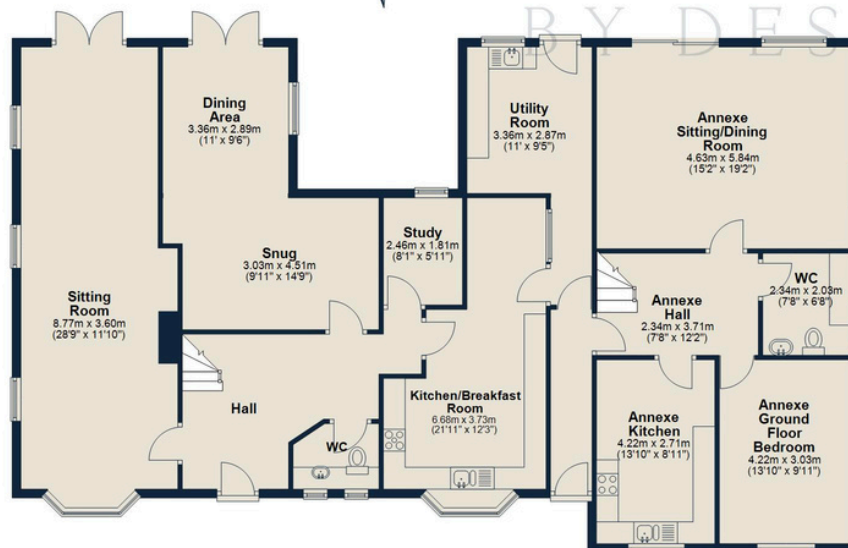
Upstairs, four well-proportioned bedrooms provide calm, private retreats. The principal suite is particularly well judged, with refined detailing and a sense of quiet separation. Bathrooms are finished with a contemporary hand, combining practicality with understated luxury.

The annexe is far more than ancillary accommodation. With over 1,300 square feet arranged across its own living, kitchen and bedroom spaces, it has the scale and quality to function independently.

Ideal for multi-generational living, guest accommodation or even an integrated home office or studio, it offers genuine autonomy while remaining seamlessly connected to the main residence. For those seeking a single, expansive dwelling, the configuration also lends itself to incorporating both to create an impressive home of over 3,700 square feet with six/seven bedrooms and multiple reception areas.

Outside, the grounds have been designed for both privacy and enjoyment. The deep front garden enjoys paddock views and a large lawn flanked by a blocked paved drive that offers ample off-road parking. Timber gates to the side, lead to further parking large enough to accommodate a motor home or trailer, that leads to the impressive double garage with adjoining workshop. The secure, walled rear garden provides a sheltered environment for children and pets, while open views beyond reinforce the sense of space and countryside calm. A further section within has been walled to provide a separate outdoor space for the annexe.

Ground Floor
Approx. 241.1 sq. metres (2595.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx. 167.7 sq. metres (1805.2 sq. feet)

Total area: approx. 408.8 sq. metres (4400.6 sq. feet)

Measurements are approximate. Not to scale.
For illustrative purposes only.
Plan produced using Planity.

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National audience
local knowledge