



MILL STONE
FARM



FORMAT
HOMES



An Edwardian residence, thoughtfully reimaged.

Set back from Lutterworth Road behind a wide Cotswold stone driveway, Fairlawn sits quietly within its own private grounds in the village of Dunton Bassett. Mature trees and established planting frame the approach, giving the house both privacy and presence while remaining within easy reach of Lutterworth, Leicester, and the wider motorway network.

The house itself reflects the confident proportions of its Edwardian origins, recently imagined to introduce a more contemporary way of living while retaining the architectural character that defines the building.

A home defined by space, balance and quiet architectural confidence.

Fairlawn has been thoughtfully reimagined as a substantial Edwardian residence where period character sits comfortably alongside contemporary design. The home retains the confident proportions of its era, with generous ceiling heights, balanced symmetry, and carefully restored detailing giving the building both presence and depth.

The experience begins at the original stained glass entrance door, preserved as a subtle reminder of the home's heritage. Beyond it, the entrance hall feels deliberate rather than transitional, with bespoke shelving, soft ambient lighting, and decorative detailing creating a strong sense of arrival.

From here, the layout unfolds into a series of elegant reception rooms. Each is calm and well-balanced, with large windows drawing natural light across the interiors, while traditional features remain quietly integrated into the design.

At the centre of the home, the scale shifts dramatically. The kitchen, dining, and living area rises into an impressive double-height volume, creating a striking sense of openness and light. Materials are restrained: engineered oak flooring anchors the room, quartz work surfaces introduce clean lines, and carefully positioned lighting enhances the structure of the space.

Large aluminium bi-fold doors open onto a raised sandstone terrace, allowing the garden to extend naturally from the house during warmer months.

Across the property, the renovation has been carried out with a clear and considered approach. Period elements have been retained where appropriate, while contemporary finishes and selected materials introduce a more modern sensibility.

The result is a home that feels composed, confident, and quietly luxurious.

beautiful hand crafted details





4 Bedroom House

Total Square Foot - 3,189.5 sq'ft

Fairlawn, Lutterworth Road
Dunton Bassett,
Leicestershire,
LE17 5LF

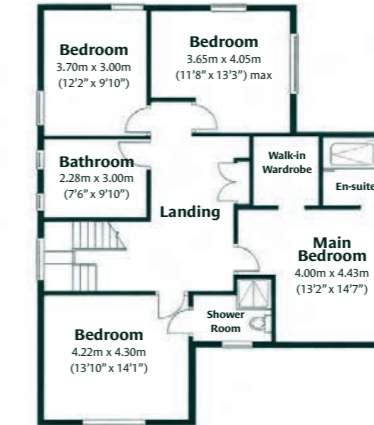
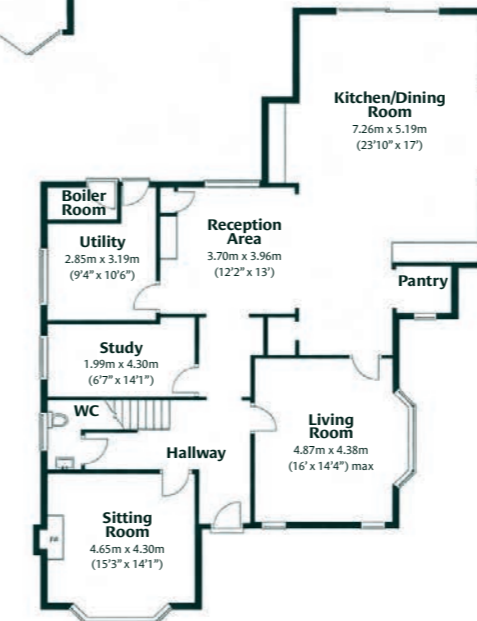
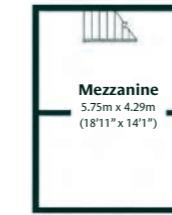


Extending to approximately 3,189 sq ft, Fairlawn offers a carefully balanced layout of reception rooms and open-plan living spaces designed for both everyday life and entertaining.

Ground Floor



First Floor



Ground Floor

	METRIC (mm)	IMPERIAL (ft in)
Kitchen/Dining Room	7260 x 5190	23'10" x 17'
Reception Area	3700 x 3960	12'2" x 13'
Living Room	4870 x 4380	16' x 14'4"
Sitting Room	4650 x 4300	15'3" x 14'1"
Study	1990 x 4300	6'7" x 14'1"
Utility	2850 x 3190	9'4" x 10'6"

First Floor

	METRIC (mm)	IMPERIAL (ft in)
Main Bedroom	4000 x 4430	13'2" x 14'7"
En-suite	2090 x 1780	6'10" x 5'10"
Walk-in Wardrobe	2090 x 2040	6'10" x 6'8"
Bathroom	2280 x 3000	7'6" x 9'10"
Bedroom	4220 x 4300	13'10" x 14'1"
Shower Room	1480 x 2140	4'10" x 7'
Bedroom	3560 x 4050	11'8" x 13'3"
Bedroom	3700 x 3000	12'2" x 9'10"

Fairlawn House Specifications



External

- Beautifully landscaped gardens featuring a vast selection of newly planted areas, including mature trees, creating privacy and year-round visual interest.
- Raised natural sandstone patio, ideal for outdoor entertaining.
- Private driveway finished in Cotswold stone.

Internal

Living Areas / Lounges

- Feature sandstone fireplace.
- Bay window fitted with brand new uPVC sliding sash windows.
- Integrated LED feature lighting for atmosphere and warmth.

Hallway & Study Area

- Bespoke built-in feature shelving with integrated ambient lighting.
- Ornate decorative plasterwork, enhancing period character.
- Original front door retained, showcasing stained glass detailing.
- Lacquered raw metal radiators.



Kitchen, Living & Dining Space

- Stunning open-plan design with approximately 7-metre-high ceilings, creating a dramatic sense of volume and light.
- Engineered oak chevron flooring throughout.
- Integrated LED accent lighting, enhancing architectural features.
- Feature chandelier positioned as a central focal point.
- Bespoke window seat set within character-stained glass windows.
- Aluminium bi-fold doors opening directly onto the raised sandstone patio.

Kitchen Specification

- Quartz worktops with oak "extension".
- Two walk-in larder pantries.
- Two Samsung dual-zone ovens.
- Integrated Samsung induction hob.
- Samsung extractor hood.
- Fully integrated dishwasher, fridge, and freezer.
- Internal Crittal-style doors, adding a refined aesthetic.

*A beautifully finished,
high-spec kitchen designed for
both style and everyday living*



A thoughtfully restored and meticulously finished luxury home

Principal Bedroom Suite

- Dedicated walk-in wardrobe
- Luxury en-suite bathroom
- View overlooking surrounding farmland, offering privacy and tranquillity.

Family Bathroom

- Porcelain wall tiling complemented by a striking terrazzo feature wall.
- LVT flooring.
- Ribbed glass shower screens with elegant gunmetal taps and shower fittings.
- LED feature lighting and backlit mirror.
- Quartz stone vanity with black glass basin.
- Finished to an exceptional standard, with upgraded insulation.

Bedrooms

- Four generously sized double bedrooms, all finished to an exceptionally high standard.

En-suites

- Contemporary heated "towel walls" to all en-suite bathrooms.
- Underfloor heating to all en-suite bathrooms.
- Fluted glass shower screens.
- Gunmetal taps and showers (brass in the downstairs WC).
- Porcelain wall and floor tiling complemented by a feature wall.
- LED feature lighting.



Coming soon at the development.

Prices starting from £1,000,000 +

Plot 1 3,175 sqft



Specification

5 Bedrooms
Detached double garage
Open plan living, dining area
Two reception rooms and an office

Plot 2 2,981 sqft



Specification

5 Bedrooms
Double garage
Open plan living, dining area
Two reception rooms and an office

Plot 3 2,895 sqft



Specification

4 Bedrooms
Detached double garage
Open plan living, dining area
Two reception rooms and an office





Local Area Dunton Bassett

Set within the picturesque Leicestershire countryside, Dunton Bassett offers a peaceful rural setting while remaining close to the thriving market town of Lutterworth. Surrounded by rolling fields and attractive villages such as Gilmorton, Broughton Astley and Cosby, the area is ideal for enjoying the outdoors.

A variety of well-regarded pubs and restaurants are nearby, including Dunton Bassett Arms, Mortons Bistro, The Tithe Barn and Crab & Cow, alongside local favourites such as The Real Ale Classroom and Everards Meadows Beer Hall.

Lutterworth provides everyday amenities, including supermarkets, independent shops and cafés, while Fosse Park offers extensive shopping nearby. The city of Leicester is also within easy reach, delivering a wide choice of dining, leisure and entertainment.

Blending rural charm with excellent local amenities and connectivity, the area offers a highly desirable place to live.



Local Area Map





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