HOME FARM

Substantial wisteria clad home in quiet village location with range of brick outbuildings and extensive gardens.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make: your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.
Seven bedroom period home with substantial range of brick outbuildings, including a six car garage and extensive lawned gardens. Standing in just over 0.5 an acre this early Georgian home offers accommodation to include four reception rooms, farmhouse style breakfast kitchen with Aga, master bedroom with en suite and two further bathrooms. Brimming with charm and warmth, this ‘forever’ home offers spacious yet manageable accommodation arranged over three floors and is ideally located within this peaceful village.

Location
Ragdale is a small village situated between Loughborough and Melton Mowbray in north east Leicestershire. The village has a 13th Century church and is best known for its association with Ragdale Hall Health Hydro and Spa. Built in 1785, the luxurious spa is located approximately three quarters of a mile from the property and attracts clients from far and wide. The village is surrounded by rolling countryside and is ideally placed for access to the A46 for Leicester, Nottingham and the market towns of Loughborough and Melton Mowbray. There are numerous countryside walks from Ragdale, through the Wreake Valley to the neighbouring villages of Hoby, Grimston, Thrussington and beyond.

Leicester 13 miles / Nottingham 17.5 miles / Loughborough 10 miles / Melton Mowbray 8 miles / Ratcliffe College 6.5 miles / M1 (J23) 12 miles / M69/M1 (J21) 18 miles
Ground Floor

The formal entrance into Home Farm is located at the southern end of the property within the towering, three storey section. The entrance hall opens into a broad inner hallway that extends across the rear of the property with windows and French doors that open onto the rear gardens. Off the hall are four lovely reception rooms that include a formal sitting room with an Italian marble fireplace and cast iron open grate, family room with large inglenook and log burner, dining room with original oak beams, and study with French doors to rear. The breakfast kitchen is fitted with a bespoke range of burrred oak cabinets, four oven Aga and a range of integrated appliances. The remaining ground floor accommodation is completed by a spacious utility room, boiler store, cloakroom/WC and a further gardener’s WC.
The village of Ragdale enjoys a uniquely beautiful and convenient setting in the picturesque Leicestershire countryside. It is enveloped by a glorious patchwork of open farmland, and yet it is a location that affords one ease of access into a plethora of villages, the nearby town of Melton Mowbray, and, a little further afield, the cities of Leicester and Nottingham.

“Our main motivation for choosing this location was its proximity to our children’s schools,” says Anne, “but in terms of the house itself it’s extremely attractive and it offered us a good deal of space both inside and out. The main living areas consist of a lovely big family kitchen, a beautiful dining room for more formal entertaining, and a gorgeous drawing room that we tend to use for special occasions. The size and layout of the house has worked extremely well for us as a family, and beautiful features, which are dotted throughout the house give it a really cozy and comfortable feel.”

“The snug is a beautiful room and one that we tend to use every day,” says Anne. “It’s smaller than the more formal living room, but still a really good size, and it has a huge inglenook, which takes up almost an entire wall; with a fire roaring away it’s wonderfully cozy and warm.”

“We wanted a house with grounds spacious enough for summer parties and BBQs,” continues Anne, “and the garden here really lends itself to entertaining. We have a pretty courtyard to the side of the property, which has been a great space for the dogs, and then the majority of the rest of the garden is situated at the back. It’s very established with lots of beautiful trees and shrubs, and we have a huge patio for relaxing or dining, and a large expanse of lawn. If we happen to be entertaining and the heavens open, we also have a huge barn which is another great space for parties.”
“I have particularly loved living so close to the spa at Ragdale Hall,” says Anne. “It’s a fabulous place to have practically on the doorstep.”
“This is a deceptively large house,” says Anne, “and the space is something that I shall definitely miss when we go. It also has a lovely disposition in terms of how the rooms are arranged, and it’s wonderfully light and bright, which enhances the feeling of space. In my mind the combination of house, garden and setting are ideal.”
First & Second Floor

The property has seven large double bedrooms. The first floor landing provides access to five of these, including a master bedroom and large en suite with double shower and twin wash hand basins. Also on the first floor is a large family bathroom with separate double shower and a large shower room with twin wash basins. On the second floor are two further double bedrooms with views across the countryside.
Outside
The property occupies a prominent corner plot position in the centre of Ragdale village set behind a low brick wall, established hedge and neat lawn. A gravelled driveway provides off road parking for numerous vehicles and gives access to a six car garage, barn and double gates open to a rear courtyard. The part cobbled courtyard includes a brick planted trough and Calor tank enclosure. The plot extends to just over 0.5 of an acre in total and the rear gardens are attractively set with areas of open lawn, herbaceous flower beds, a large, sunny patio area and substantially planted central garden, lily pond and central step way. There are further specimen trees within the garden and around the boundaries including two highly productive apple trees, vegetable and soft fruit gardens. Altogether, a delightfully private and fully stocked mature garden that enjoys all day sunshine and immense privacy.
Outbuildings

Six Car Brick Garage
Double up-and-over door to front, light and power, further up-and-over internal door giving access to an attached Dutch barn to rear.

Dutch Barn
Large covered barn under a tiled roof with large opening to side.

Substantial Two Storey Barn
Brick and tiled barn comprising two original open bay loose boxes, tack room and central stable each with storage above accessed by two separate ladders internally. The barn has electric light and power points and attached is an oil store and potting shed.

Services
Mains electricity, water, and drainage there is no mains gas available in the village. Central heating is oil fired and the Aga is powered by Calor Gas.

Tenure
Freehold with vacant possession upon completion.

Directions
Exit the A46 at The Six Hills Hotel and continue along Six Hills Lane (B676) travelling in an easterly direction. Turn right onto Six Hills Road following signs for Ragdale, passing Ragdale Hall Health Spa on the right hand side. On entering the village Home Farm can be found situated on the left hand side, identifiable by our agents for sale board.
Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 12.04.2016

Fine & Country

Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2016
HOME FARM

Substantial wisteria clad home in quiet village location with range of brick outbuildings and extensive gardens.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.