



BARROWCLIFFE FARM
SOUTH CROXTON ROAD, QUENIBOROUGH, LEICESTERSHIRE LE7 3RX

 **FISHER GERMAN**
CHARTERED SURVEYORS





BARROWCLIFFE FARM

SOUTH CROXTON ROAD, QUENIBOROUGH,
LEICESTERSHIRE LE7 3RX

Leicester (10 miles), Loughborough (13 miles), Melton Mowbray (9 miles),
Oakham (13 miles), Market Harborough (19 miles) (London St Pancras)

A secluded farmhouse surrounded by its own land amounting to 74.82 acres with excellent equestrian facilities.

Barrowcliffe Farm comprises of a farmhouse with reception hall, drawing room, snooker room, utility room, sitting room, breakfast kitchen, utility space, master suite, 3 further double bedrooms and a family bathroom.

Triple garage and lovely gardens including a large terrace and greenhouse.

Equestrian facilities including 10 stables, 4 individual crew yards, indoor walker, large barn and other storage, workshop and manège.

Grazing land, in all approximately 74.82 acres (further land may be available by separate negotiation).



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Situation

Barrowcliffe Farm is situated in the heart of Leicestershire in between Leicester, Loughborough, Melton Mowbray, Oakham and Market Harborough all of which have railway stations. The A46 is 4 miles to the west that leads to the A1 and Nottingham northwards and south the M1 at junction 21A giving easy access to the M69, Birmingham and London.

The area provides an excellent range of schooling with Loughborough Schools, Ratcliffe College and Oakham all within easy range.

The area also provides a wide range of activities with water sports available on Rutland Water, racing at Leicester and Nottingham and golf at a number of local courses. Barrowcliffe Farm is in the heart of the Quorn Friday Country with Cottesmore, Belvoir and Fernie all close by.

Description

Barrowcliffe Farm is constructed of handmade bricks under a Lakeland blue graduated slate roof and offers excellent accommodation. From the parking area double doors lead into a reception hall with cloakroom off, doors leading off to a sitting room, dining room and drawing room. A door leads off the latter to the snooker room.

In addition the breakfast kitchen is off the hall with a 2-oven AGA and a fitted kitchen including ample storage, hob oven, fridge and dishwasher. Off the kitchen is a large larder, back hall, utility room (with door to the triple garage) and a boot room.

An attractive staircase leads to a galleried landing with an airing cupboard off. There is a master bedroom with an ensuite bathroom, 3 further double bedrooms and a family bathroom with a shower.

The accommodation is well laid out and is finished to a very high standard with mahogany doors, furniture and staircase. All rooms have beautiful views over the gardens, fields and landscape beyond.

Externally

The property is approached via a long tree-lined drive past the equestrian facilities to a large parking area with a turning circle in front of the house with the garaging off. Well maintained gardens surround the house which includes a plantation with a number of growing trees, a number of shrubberies and borders, a large terrace and lawns. There are a number of outbuildings including a greenhouse.





The Equestrian Facilities

The equestrian facilities are superb. The buildings include a purpose stable yard with 6 boxes, a feed room and tack room, a purpose built muck area, a large storage barn, 4 individual arena yards, a large storage barn, an indoor walker, a further 5 loose boxes and a large workshop as well as other open and secure storage. In addition there is a manège (55m x 30m approximately).

The Land

The land is all grazing and surrounds the house on 4 sides. It is divided into manageable enclosures by thick hedges and well maintained fences. All the fields are watered by a mains supply apart from the fields to the north which runs down to the brook. In all there is 74.82 acres.

Directions

From Market Harborough head north on the B6047. Go through The Langton's, over the A47, through Tilton-on-the-Hill before turning left at Thimble Hall towards Queniborough. Follow the road for 3 miles and Barrowcliffe Farm is on the right standing back from the road as the road dips down towards the village.

Single Farm Payment

The farmland has been registered with the Rural Land Agency. Best endeavors will be made to transfer to the purchasers although the vendor will retain the rights for 2009.

Rights of Way

It should be noted that a footpath runs across the north end of the land. Severn Trent has a right of way over the first 10 metres of the drive.

Sporting, Mineral and Timber Rights

The sporting and mineral rights along with the standing timber are included in the sale.

Services

Barrowcliffe Farm has mains water and electricity. Oil-fired central heating and private drainage.

Fixtures and Fittings

It should be noted that the fitted carpets and curtains are included in the sale. Other fixtures and fittings not specifically mentioned in the sale particulars may be available by separate negotiation.

Tenure

The freehold is offered for sale by private treaty with vacant possession on completion.

Local Authority

Melton Borough Council – Telephone: 01664 502502
Leicestershire County Council – Telephone: 0116 232 3232

Viewing

Viewing is strictly by prior arrangement through the selling agents Fisher German LLP, 40 High Street, Market Harborough, Leicestershire LE16 7NX. Telephone 01858 410200. Fax 01858 410207.

Email harborough@fishergerman.co.uk.

EXTRA LAND

There may be a further 38.52 acres (with a set of agricultural buildings) for sale by separate negotiation.

Details prepared 08/09 RCGC

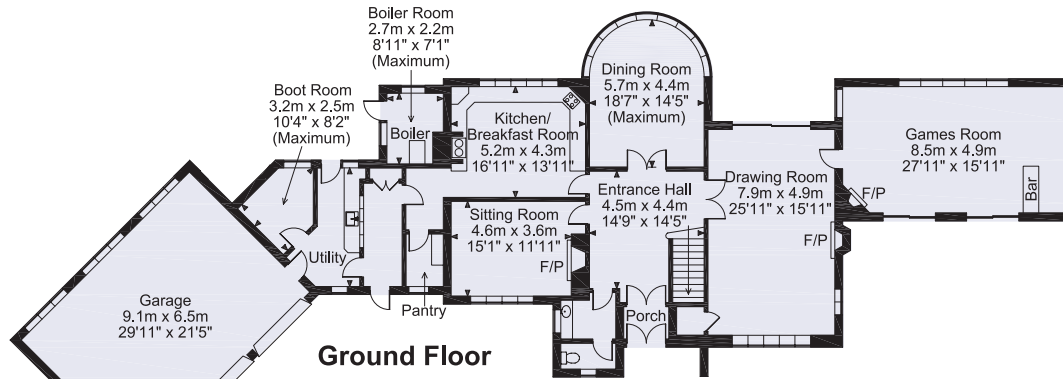
Barrowcliffe Farm, South Croxton Road, Queniborough

Approximate Gross Internal Area
 Main House = 3674 Sq Ft/342 Sq M
 Garage = 640 Sq Ft/59 Sq M
 Boiler Room = 58 Sq Ft/5 Sq M

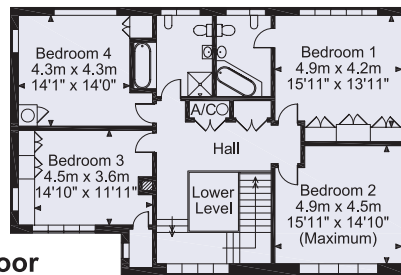


Barrowcliffe Farm, South Croxton Road, Queniborough

Approximate Gross Internal Area
 Workshop = 1681 Sq Ft/156 Sq M
 Exercise Arena = 1280 Sq Ft/119 Sq M
 Barn = 1688 Sq Ft/157 Sq M
 Stable Blocks = 4107 Sq Ft/382 Sq M
 Quoted Area Excludes 'External Covered Area'



Ground Floor

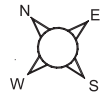


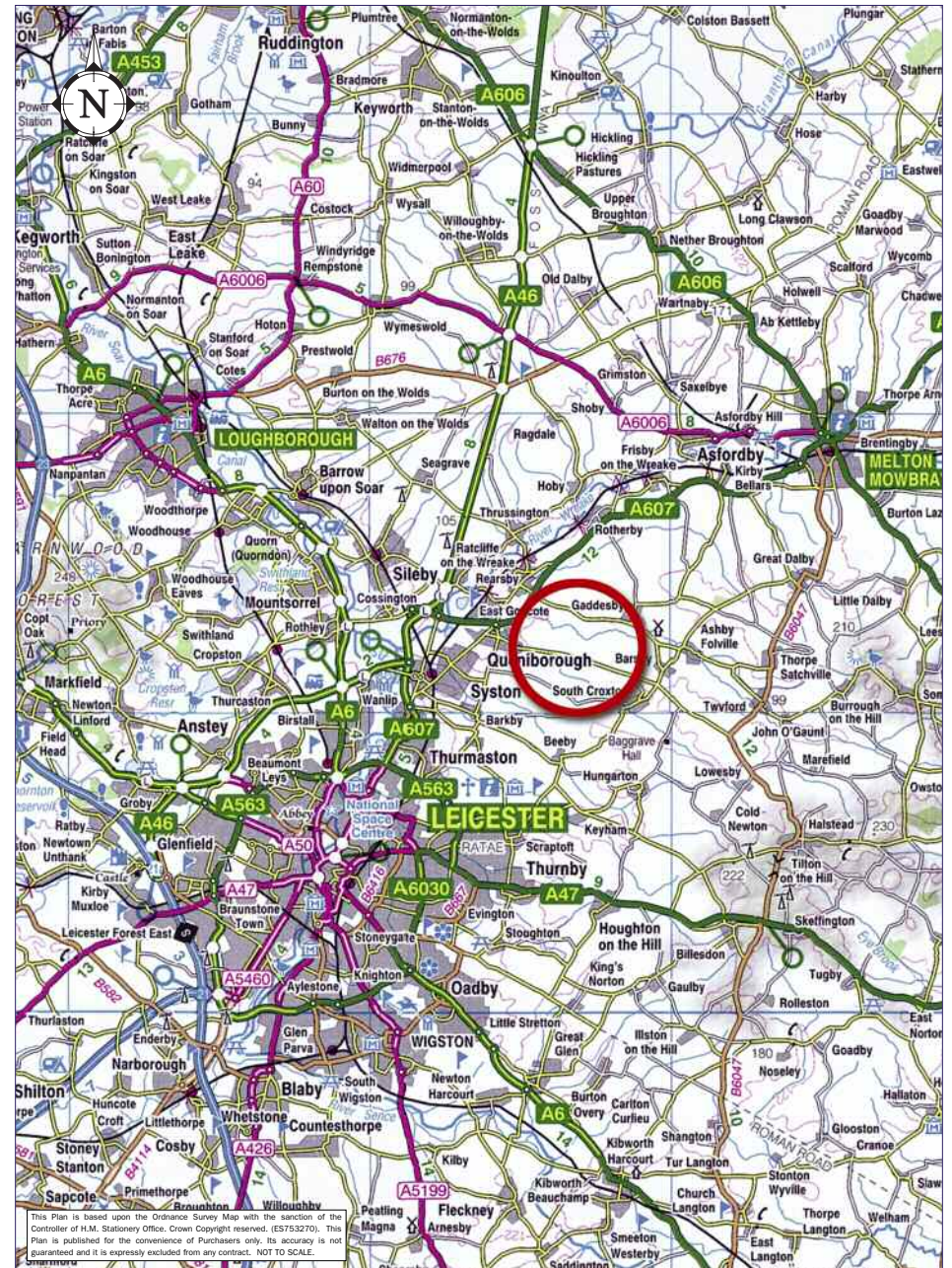
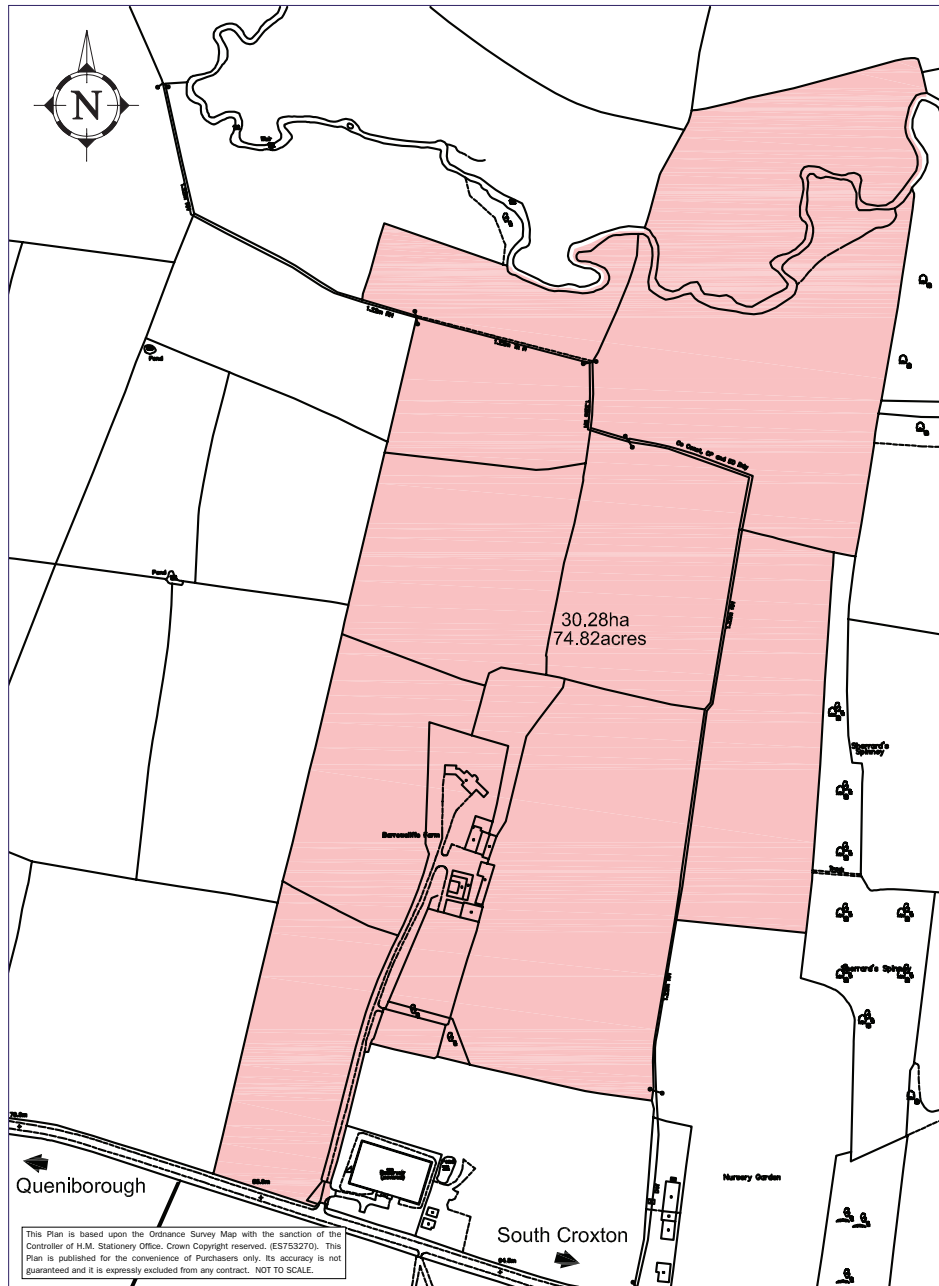
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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If you are travelling some distance to view property, please contact us if you require clarification or further information on any points.



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