



The Charter House, Church Street, Appleby Magna, DE12 7AN



Residing within an exceptional garden plot and having extensive equestrian facilities is The Charter House, a fine Georgian residence showcasing period features throughout and a tranquil setting bordering the picturesque National Forest. Offering generously proportioned interiors including three reception rooms plus dining kitchen and a cellar, four double bedrooms and three bathrooms, The Charter House resides within a manicured gardens totalling 2.4 acres having a heated swimming pool alongside various outbuildings providing entertaining spaces or potential for conversion into ancillary accommodation or a work-from-home space. Equestrian facilities offer excellent potential

for residential use of to provide a healthy rental income, having 6.5 acres of land and stabling, with further acreage available by separate negotiation.

The interiors to this regal 1820s former farmhouse comprise briefly grand reception hall, three well proportioned reception rooms, dining kitchen with pantry, laundry room an cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a master en suite with dressing area, luxurious bathroom and additional shower room.

Outside, manicured formal gardens wrap around the property, having a lengthy driveway

leading to ample parking and a detached triple garage. formal lawns extend to the front aspect, and the extensive rear gardens feature regal stonework and fountains alongside a heated swimming pool and outbuilding housing a garden barn, changing facilities and a pool house. Beyond the main lawns are areas of woodland, a kitchen garden and a former tennis court, and a detached studio offers potential for conversion. Leading from both the driveway and the gardens, equestrian facilities include a stable block with nine looseboxes and a small turnout paddock, with fields to both the front and rear aspects totalling 6.5 acres. An additional field of 9.9 acres is as separate negotiation.

Situated within a most idyllic rural setting, The Charter House borders the picturesque National Forest in Leicestershire, offering the ideals of easy access to local amenities and commuter routes with peaceful rural surroundings.

This desirable village is home to a historic church, a highly regarded Primary school, two traditional pubs and thriving cricket and football clubs for all ages, with excellent independent schools also within easy reach including Twycross, Dixie Grammar, Market Bosworth and Ashby.

For more comprehensive amenities, Ashby and Tamworth are both a short drive away. Local equestrian centres include Newbold Verdon in Leicester, Grange Farm in Coalville and Eland Lodge in Newborough, and the surrounding countryside offers plenty of walking and trekking routes from the property's doorstep.

A location well suited to commuters, the M42, A42 and A444 lie within a few minutes' drive, rail travel can be accessed easily in Tamworth giving direct links to Stafford, Birmingham and London, and both Birmingham and East Midlands airports can be reached within 40 minutes.

- Exceptional Georgian Residence
- Superb Equestrian Facilities - ideal Rental Income/Residential Use
- Manicured Formal Gardens of 2.4 Acres
- Outbuildings offering Annexe Potential
- Three Elegant Reception Rooms
- Dining Kitchen with Pantry
- Grand Reception Hall & Cellars
- Four Double Bedrooms
- En Suite, Bathroom & Shower Room
- Private Driveway & Ample Parking
- Detached Triple Garage
- Heated Swimming Pool & Pool House
- Garden Room with Changing Area
- Studio (Ideal Annexe Conversion)
- Further 9.9 Acres as Separate Negotiation
- Idyllic Rural Setting overlooking Countryside Views
- Well Placed for M42/Rail Travel/ International Airports





Reception Hall

A panelled entrance door opens into this grand reception hall, having stairs rising to the first floor accommodation, stunning original Parquet flooring and a door giving access to the **Lower Ground Floor Cellar**. Further doors open into:

Drawing Room 7.9 x 5.3m (approx. 25'11 x 15'5)

A most impressive formal living space having windows to the side, a further bay overlooking idyllic garden views and French doors opening out to the front. A multifuel burning stove is set to ornate carved mantle, and a door leads into:

Sitting Room 5.66 x 5.6m (approx. 18'7 x 18'4)

Another immaculate reception room having windows to three sides, a range of fitted shelving and storage and an open fireplace set to carved mantle

Dining Room 5.43 x 4.55m (approx. 17'10 x 14'11)

A regal dining room having impressive tall ceilings, windows to two sides enjoying views towards the land and an attractive carved stone fireplace. A door opens into:

Dining Kitchen 4.67 x 3.85m (approx. 15'4 x 12'8)

Positioned to the rear of the property, the kitchen overlooks pleasant views towards the terrace and formal gardens, being ideally placed to allow for a rear extension (subject to relevant permissions). A range of wall and base units house an inset composite sink with side drainer, space for a dishwasher and a range of integrated appliances including double oven, electric hob, and larder fridge. A door opens into a useful **Pantry** having fitted shelving and a window to the side, and a further door opens into:

Laundry 2.44 x 2.4m (approx. 8'0 x 7'10)

Base and full height units house an inset sink, space for a washing machine and an integrated fridge freezer, having a window to the side and a door opening out to the rear gardens. A further door opens into the **Cloakroom**, having WC tiled splash backs





An elegant galleried staircase rises to the **First Floor Landing**, where there is a window to the front aspect enjoying open views to the front aspect, with doors leading into:

Master Bedroom 4.55 x 4.08m (approx. 14'11 x 13'5)
A beautiful principal bedroom having dual aspect sash windows and a range of fitted wardrobes and bedroom furniture. With private use of:

En Suite

A modern suite comprises wash basin set to vanity unit, WC and double shower, with tiled flooring and splash backs and a window to the side aspect. To one side there is a **Dressing Room** having a large walk in wardrobe, further fitted wardrobes and drawers

Bedroom Two 5.3 x 4.0m (approx. 17'5 x 13'1)
A further generous double bedroom having sash window to the front and a range of fitted wardrobes. There is potential, subject to relevant planning/building control regulations, for the loft to be converted with a staircase rising from this bedroom

Bedroom Three 5.2 x 3.47m (approx. 17'1 x 11'5)
With twin sash windows overlooking both the front and rear gardens and a range of fitted wardrobes

Bedroom Four 4.2 x 3.6m (approx. 13'10 x 11'10)
A spacious fourth bedroom currently set up as a study, having fitted storage and workspace, a fitted double wardrobe and a sash window to the side

Family Bathroom

Comprising a traditional suite having wash basin set to marble topped vanity unit and bathtub with shower attachment, with a sash window to the side, tiled splash backs and fitted storage. A separate WC can be accessed from the landing

Shower Room

Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front







Ground Floor



First Floor

Outside

The Charter House showcases an impressive approach via a lengthy private driveway leading from the lane to an expansive parking area, where there is access into the **Detached Triple Garage** 8.65 x 6.37m (approx. 28'5 x 20'11), and to the rear garden via both pedestrian and vehicular gates. To the side of the garage gated access also leads into the paddock land. Immaculate gardens extend to the front and side of the property, having mature foliage providing privacy

Formal Gardens

Being immaculately tended, the formal gardens extend to a superb size having a block paved courtyard offering a beautiful space for outdoor entertaining whilst enjoying the tranquil surroundings. Through a charming Italian style courtyard, an ornate gate leads to the front aspect, and double gates open from the opposite side providing vehicular access back to the front. The terrace features a pergola with a variety of mature shrubs adding plenty of colour and interest, and doors open into:

A detached **Outbuilding** offers excellent space for conversion into a self contained annexe or guest house, having plumbing in place. The first room serves as a **Pool House** 4.08 x 3.2m (approx. 13'5 x 10'6), with a versatile **Bar/Garden Room** 5.15 x 4.12m (approx. 16'11 x 13'6) having French doors opening into the terrace. There are changing facilities as well as a wash basin and WC accessed from the garden room, as well as two useful **Store Rooms**

The terrace leads onto shaped lawns edged with beautifully tended borders stocked with a variety of mature trees and flowering shrubs. There is an outdoor **Heated Swimming Pool** enjoying tranquil and private surroundings, and archways lead from the formal lawns into a **Kitchen Garden** with greenhouse and to further hedged area of lawn formerly used as a tennis court. Extending to the side of the property is a further lawned area leading to a small private coppice



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		









Equestrian Facilities

Totalling **6.5 Acres** of paddock land, The Charter House benefits from excellent equestrian facilities ideal for residential use or to provide rental income. Leading from the driveway a walkway leads to the **Stable Block** having power, lighting, water and nine looseboxes, with access into a small turnout paddock

a field totalling **9.88 Acres** which is as separate negotiation. Accessed from the mains fields is an open barn, having an area ideal to install an outdoor arena (subject to relevant permissions)

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Gated access opens into land totalling **5.25 Acres**, with a further **1.25 Acre** paddock positioned to the front of the property. Beyond the front paddock is