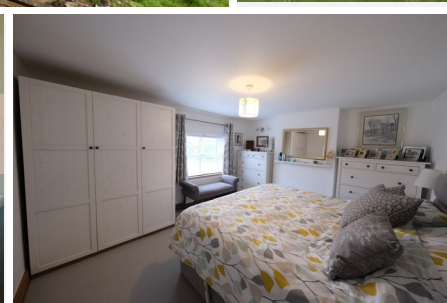


# THE COTTAGE & EQUESTRIAN FACILITIES WILLOUGHBY ON THE WOLDS



Area: 2.4 Acres  
Approximately





The Cottage is situated on a generous plot of approximately 2.4 acres and boasts extensive equestrian facilities including three brick-built stables, tack room, two timber stables, haybarn and storage building, log store, tractor store, all-weather turnout paddock with field shelter, 20 x 40 menage and a post & rail fenced field beyond. There is also the possibility to rent further grazing land (by separate negotiation), located next door, with an access gate from the stable area. Additionally for the equestrian enthusiasts, the property is located within close proximity to some of the top equestrian show sites in the Midlands including Vale View and Arena UK. There are also several excellent training venues in the local area.

Alongside the impressive equestrian facilities, the property offers spacious well-presented versatile internal accommodation with 3 reception rooms; two of which have feature fireplaces with log burners, inner hallway leading to farmhouse style kitchen with Rayburn, rear lobby with cloakroom and boot room and further access to a ground floor double bedroom with ensuite shower room. This space could be utilised as a self-contained annexe or home office as desired. The first floor offers three further generous double bedrooms and a main family bathroom.

Willoughby On The Wolds is a popular village located equidistant between Leicester and Nottingham and the market towns of Loughborough and Melton Mowbray. The village offers several amenities, including a pre-school/toddler group rated 'good' by Ofsted, primary school rated 'outstanding', well-equipped playground and large sports field. The village also has an active village hall, bowls club and church and there are many annual events including open gardens held throughout the year. The nearby A46 allows for fast access onto the A1, M1 and M69. East Midlands airport is within easy reach and there is excellent rail service to London available from Leicester, Loughborough or Grantham.

The property is attractively offered to the market with NO ONWARD CHAIN. Viewing is strongly advised to appreciate the accommodation and facilities offered!

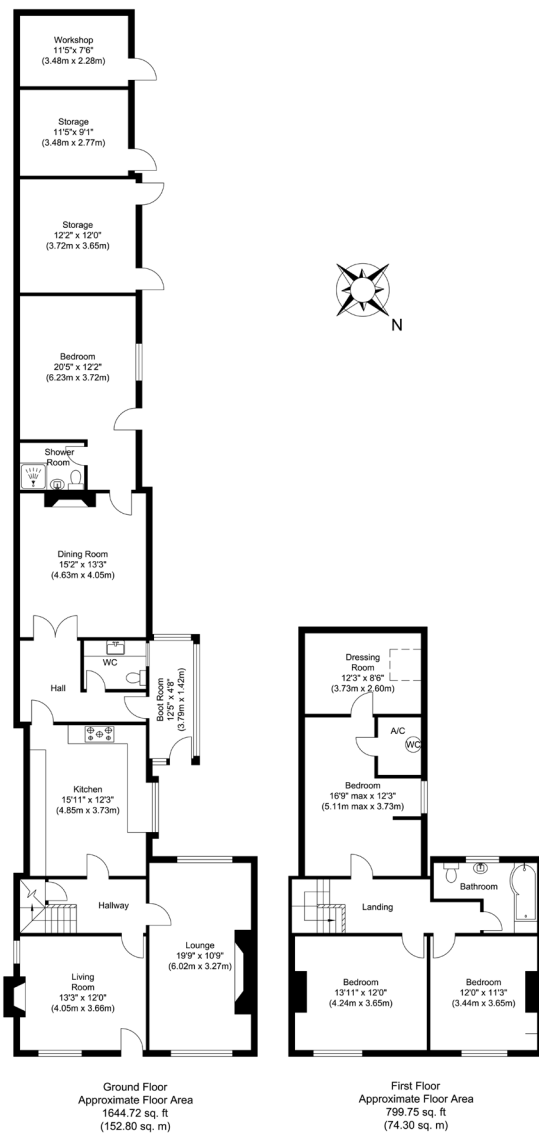


Illustration for identification purposes only, measurements are approximate, not to scale.

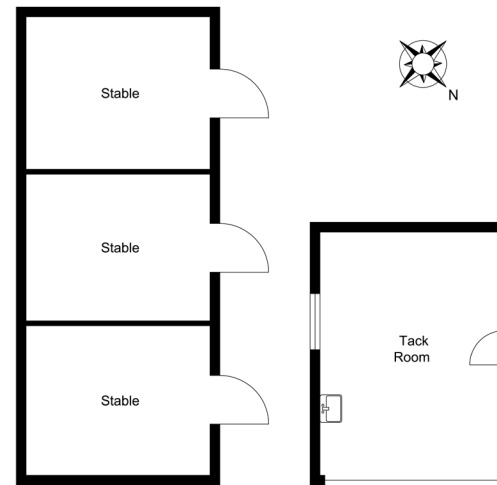


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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