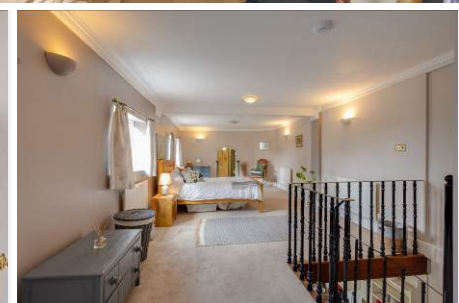
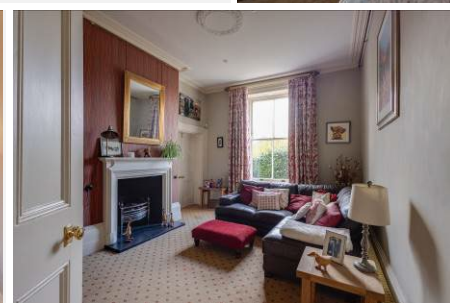


**DOVECOTE HOUSE, COURTYARD COTTAGE  
& THE STABLES, LONG CLAWSON**







Dovecote House is an elegant period family home set in private walled grounds, boasting a detached cottage, outbuildings and an integral self-contained annexe which together totals over 9000sqft of accommodation. A unique home with flexibility to allow for multi-generational living, or one sizeable country residence if desired. Offered to the market with no onward chain.

Being well-presented throughout with a wealth of charming features, the accommodation to the main Dovecote House comprises an entrance hall leading to a grand reception hall with a wood burner and cosy seating area, stairs down to the basement with a large wine cellar, formal dual-aspect drawing room, dual-aspect living room enjoying views over the gardens with feature fireplace, snug also with feature fireplace, large dual-aspect dining room, cloakroom and rear lobby leading to a well-appointed open-plan breakfast kitchen with Range cooker, central island and separate utility room. Further on the ground floor is an impressive indoor swimming pool, large games room with home gym and bathroom with jacuzzi bath and sauna. This area gives integral access to Courtyard Cottage, also with its own front door access from the courtyard. Offering an attractive open-plan living space to the ground floor with feature spiral staircase leading to a sizeable double bedroom above with ensuite shower room. The first floor of Dovecote House offers a spacious galleried landing which gives access to a large master suite with dressing room, walk-in wardrobes and ensuite bathroom, four further spacious double bedrooms and smaller sixth bedroom, two further bathrooms.

Separate to the main house is The Stables, with a self-contained annexe giving a ground floor kitchen and shower room, with stairs to the first floor offering a spacious living room and double bedroom. This outbuilding also gives a home office, double garage and original stables.

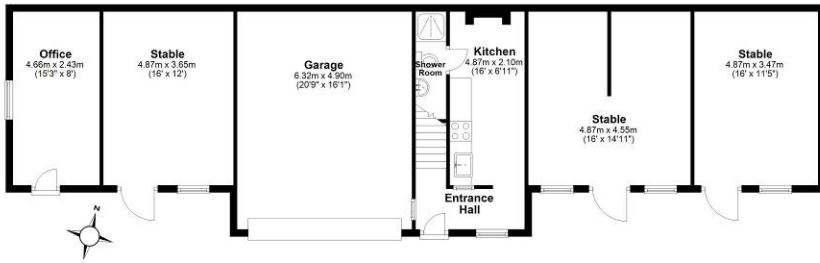
The property is approached through electric double gates leading to a turning circle with large driveway giving off-road parking for multiple vehicles, with an outbuilding giving garaging, stables, workshop and home office.

The beautifully maintained gardens are fully enclosed by a wall surround and mature trees and hedging, with large areas of lawn and a pond with patio area to enjoy the wildlife and countryside views.

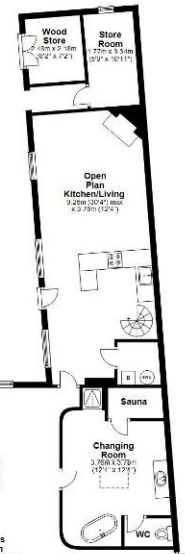
Long Clawson is a well-regarded village within the Vale of Belvoir, offering excellent amenities including doctors surgery, village shop, hairdressers, deli and café, gastro pub and primary school. Further amenities can be found in the nearby market town of Melton Mowbray. The village is well-placed for commuting via the A52 and A46 with good access to the A1 and M1, also convenient for Grantham with its high speed trains to Kings Cross in just over an hour.

\*Agents Note\* Adjacent paddock land may be available to either rent or purchase by separate negotiation.

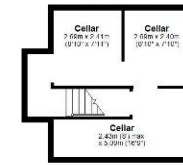
**Ground Floor**  
Approx. 120.9 sq. metres (1300.9 sq. feet)



**Ground Floor**  
Approx. 123.8 sq. metres (1342.2 sq. feet)



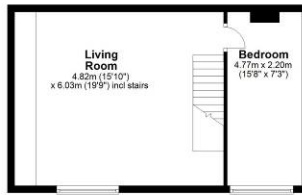
**Basement**  
Approx. 17.8 sq. metres (191.7 sq. feet)



**First Floor**  
Approx. 249.3 sq. metres (2683.3 sq. feet)

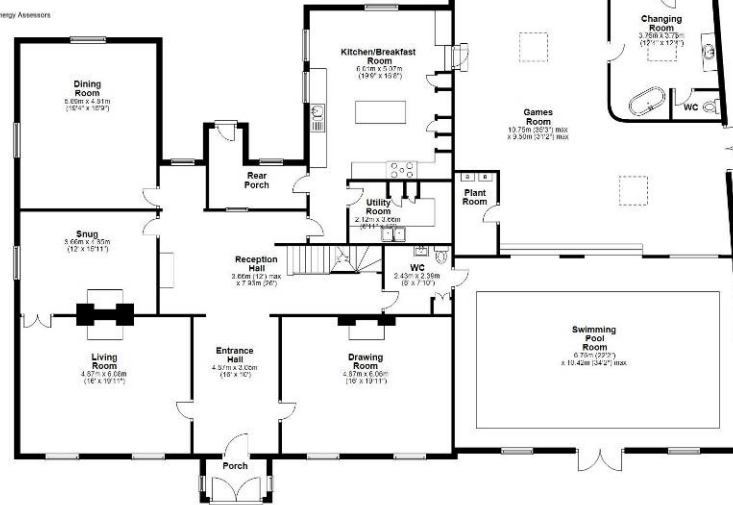


**First Floor**  
Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 160.1 sq. metres (1723.4 sq. feet)

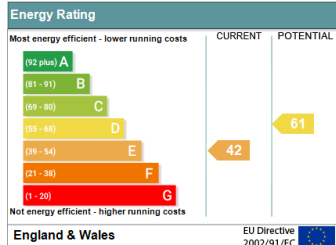
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.



Total area: approx. 711.1 sq. metres (7654.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

Address: 43 East End, Long Clawson, MELTON MOWBRAY, LE14 4NG  
RRN: 9500-7192-0222-0326-3243



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.



MOORES PROPERTY HUB 01572 757979 | UPPINGHAM 01572 821935 | STAMFORD 01780 484555 | MELTON 01664 491610  
PETERBOROUGH MEET & GREET 01733 788888 | GRANTHAM MEET & GREET 01476 855618  
OFFICE@MOORESESTATEAGENTS.COM | WWW.COUNTRYEQUESTRIANHOMES.COM

