



## THE RED HOUSE NETHER BROUGHTON





The Red House is a stunning, fully renovated former Coaching Inn, providing an expansive family home situated on a generous 1.6-acre plot and nestled in the charming village of Nether Broughton. This unique and versatile property boasts some 7,500 square feet of living space spread across three beautifully designed floors and a range of residential outbuildings, and provides a superb opportunity for multi-generational living or a home-based business (STPP).

This impressive residence seamlessly blends the traditional elegance of Georgian architecture, with large windows and high ceilings with modern features luxury, including a whole-site wired network, integral Bose wall-mounted speakers to all ground floor rooms, plus hard-wired, multi zone commercial fire alarm system for peace of mind. The property is equipped with 3-phase electricity and a suite of cutting-edge green technologies, including HEPA air filtration, heat recovery ventilation (house and annex), 37 solar panels with battery storage and solar diverter for sending excess power to the hot water tanks. These systems effectively contribute to dramatically lower running costs than would usually be expected with a home of this size.

As you enter the home, you are greeted by a grand entrance hall leading to a spacious family kitchen with ample space for dining and entertaining, centred around a stone fireplace and log burner. The ground floor also features a formal sitting room, a large reception room, and a bright conservatory which offers direct access to the beautifully landscaped south-facing courtyard garden. Additionally, the ground floor includes a versatile office/studio, a utility room, WC/shower room and access to the cellars. For those who love to entertain, the property boasts an external cinema room/party room with a log burner, perfect for family gatherings and social events. There are also various seating areas and patios that enjoy sunlight throughout the day, ideal for outdoor entertaining.

The first floor offers five generously sized bedrooms, each with ensembles, including a separate guest/teenager suite with a kitchen and ensuite bathroom. The property further comprises a charming, self-contained 1-bedroom annex providing a separate living space, ideal for extended family or guests, or as an AirBnB. The luxurious master suite with exposed roof trusses occupies a significant portion of the second floor, complete with Juliette balcony and a spacious dressing room, with views over the surrounding Vale of Belvoir countryside. The second floor also includes an additional bedroom and ensuite, with a private roof terrace offering stunning, elevated views across the Vale.

The property is accessed via a generous gated courtyard, providing ample off-road parking and a two-car carport with dual EV charging stations. To the south of the outbuildings are additional enclosed gardens with seating area. Beyond this lawned and shrub-lined area is an adjoining c. 1-acre post-and-rail fenced paddock with vehicular access, power and water.

Situated in the picturesque village of Nether Broughton, The Red House enjoys a prime location with easy access to local amenities and the surrounding countryside. Melton Mowbray and the nearby towns offer a range of shopping, dining, and leisure options, making this an ideal home for those seeking a blend of rural tranquillity and modern convenience.

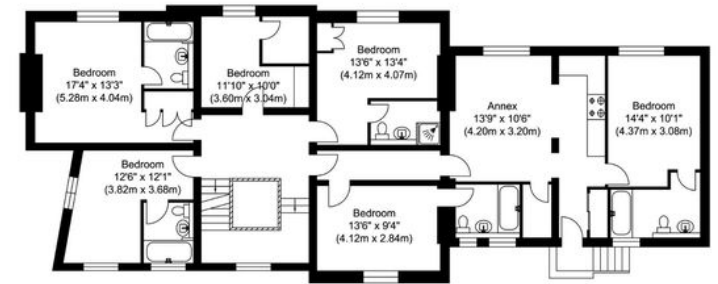




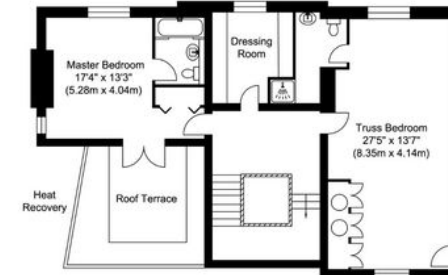


**Basement Floor**  
 Approximate Floor Area  
 380.07 sq. ft  
 (35.31 sq. m)

**Ground Floor**  
 Approximate Floor Area  
 4521.59 sq. ft  
 (420.07 sq. m)



**First Floor**  
 Approximate Floor Area  
 1669.48 sq. ft  
 (155.10 sq. m)



**Second Floor**  
 Approximate Floor Area  
 928.92 sq. ft  
 (86.30 sq. m)

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