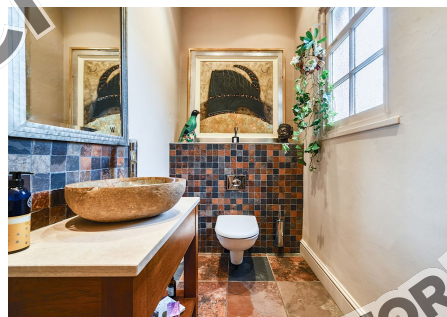
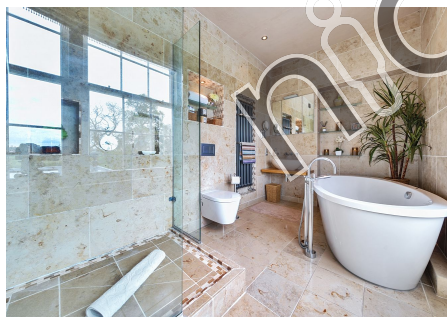


THE OLD RECTORY, CHURCH END

COUNTRY
&
EQUESTRIAN
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The Old Rectory is a beautiful country residence set in its own grounds of approximately 7 acres, with panoramic views over the rolling Vale of Belvoir countryside.

The property offers approximately 7500sqft of accommodation which has undergone full renovation in recent years, to an extremely high standard, tastefully combining state of the art technology with the original character features.

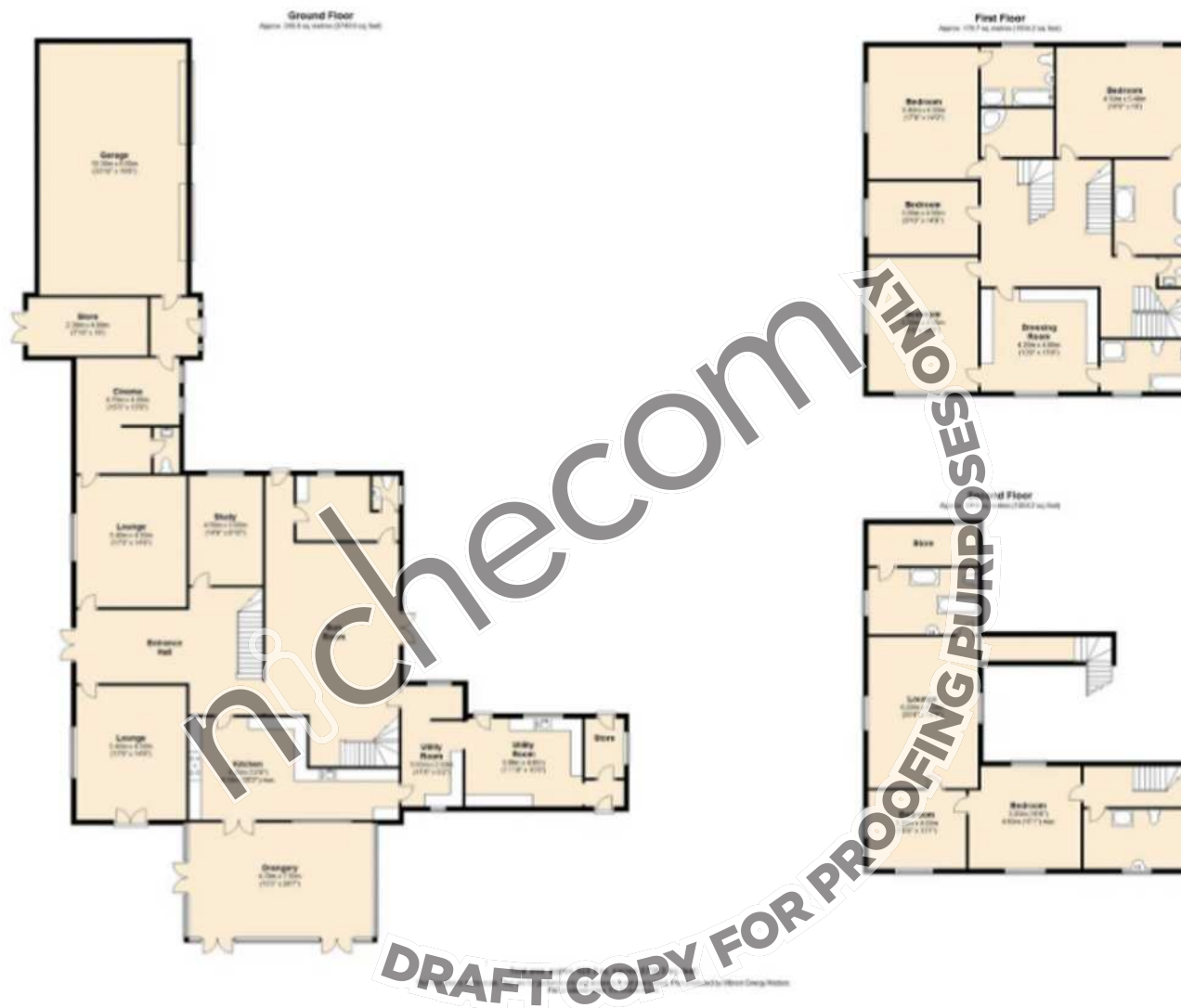
Being immaculately presented throughout, the accommodation comprises a grand entrance hall, five reception rooms including a Vale Garden Orangery taking in the open views, spacious home office, cinema room, a hand-built dining kitchen with separate large utility room and boot room, cloakroom, cellar and integral access to triple garaging. The first floor offers a grand master suite with large dressing room and ensuite bathroom, second guest suite with ensuite and two further bedrooms serviced by a main bathroom. The second floor gives a self-contained space, with two double bedrooms, two bathrooms and a living room.

The property is approached by a long sweeping driveway accessed through double pillared electric gates, with a further trade driveway to the rear. The gardens have been beautifully landscaped and maintained with a large area of lawn, mature flower shrubs and borders, hedging and trees to maintain the privacy. A separate field and barn offer potential equestrian use.

A substantial detached barn has recently received planning permission to convert into a good size dwelling which would also have its own gardens and views out.

A rare opportunity to acquire a period residence which has been renovated to a no-expense-spared standard.

The property is positioned on the edge of the village of Nether Broughton, nestled within a stones' throw of the Vale of Belvoir. The village is well located for easy access to the city of Nottingham, the market town of Melton Mowbray and the town of Grantham with train station providing direct services to London in approximately 1 hour.



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