



Poultry Farm

Gaddesby Lane, Frisby On The Wreake



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- Imposing modern detached country home, significantly improved throughout and immaculately presented
- Offering superb modern equestrian facilities and huge scope to develop further (STPP)
- Breakfast/dining kitchen plus three reception rooms
- Four double bedrooms, all with en-suite facilities
- Annexe with Double bedroom (5th) and en-suite shower room
- In total circa 6.5 acres with grazing divided into 10 paddocks
- 60m floodlit Manege, modern automated horse walker
- Range of stabling/looseboxes and formal gardens with summerhouse
- Two separate automated gated entrances with extensive parking/Triple garage and Gymnasium
- EPC Rating D / Council Tax F / Freehold

General Description

Alexanders East Midlands are delighted to offer to the market this modern detached country home set in total circa 6.5 acres and offering outstanding equestrian facilities.

Having been improved in recent years and now presented in immaculate decorative order with a quality specification, the property offers excellent potential to develop further (STPP) and could potentially be ideal for basing a business at home or to fully exploit the equestrian facilities further.

The property is located off the A607 Leicester Road on Gaddesby Lane just outside the well serviced village of Frisby on the Wreake. Surrounded by open countryside but ideally situated for fast convenient access to the A46 and M1. Loughborough, Leicester and Nottingham are within 35 mins drive and Melton Mowbray is less than 15 minutes by car.

Agents Note

The seller has plans to move abroad and already owns another property hence there is no upward chain and there is the opportunity to purchase a large inventory in conjunction with the property.





Accommodation Summary

Ground floor (Front door): Entrance hallway, dining/kitchen, utility, living/dining/sitting room, study, family room, rear lobby, boot room, rear porch.

First floor: Landing area, Main bedroom with walk in wardrobe and en-suite, three further large double bedrooms all with en-suites, the ensuite to bedroom two benefits from a sauna.

Annex (independent staircase): Bedroom five with en-suite.

Outside: Private automated gated access to house with extensive parking, secondary private automated gated access to stables, land and manege with concrete driveway, 60m floodlit manege, grazing divided into 10 paddocks with post and rail fencing, horse shelters, automated horse walker, range of stabling and storage, immaculate private formal gardens with modern pergola, outdoor seating area ideal for BBQ / al fresco entertaining and summerhouse. Triple garaging and separate gymnasium.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water and drainage are connected, and gas fired central heating via a modern combination boiler.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band F.

Measurements

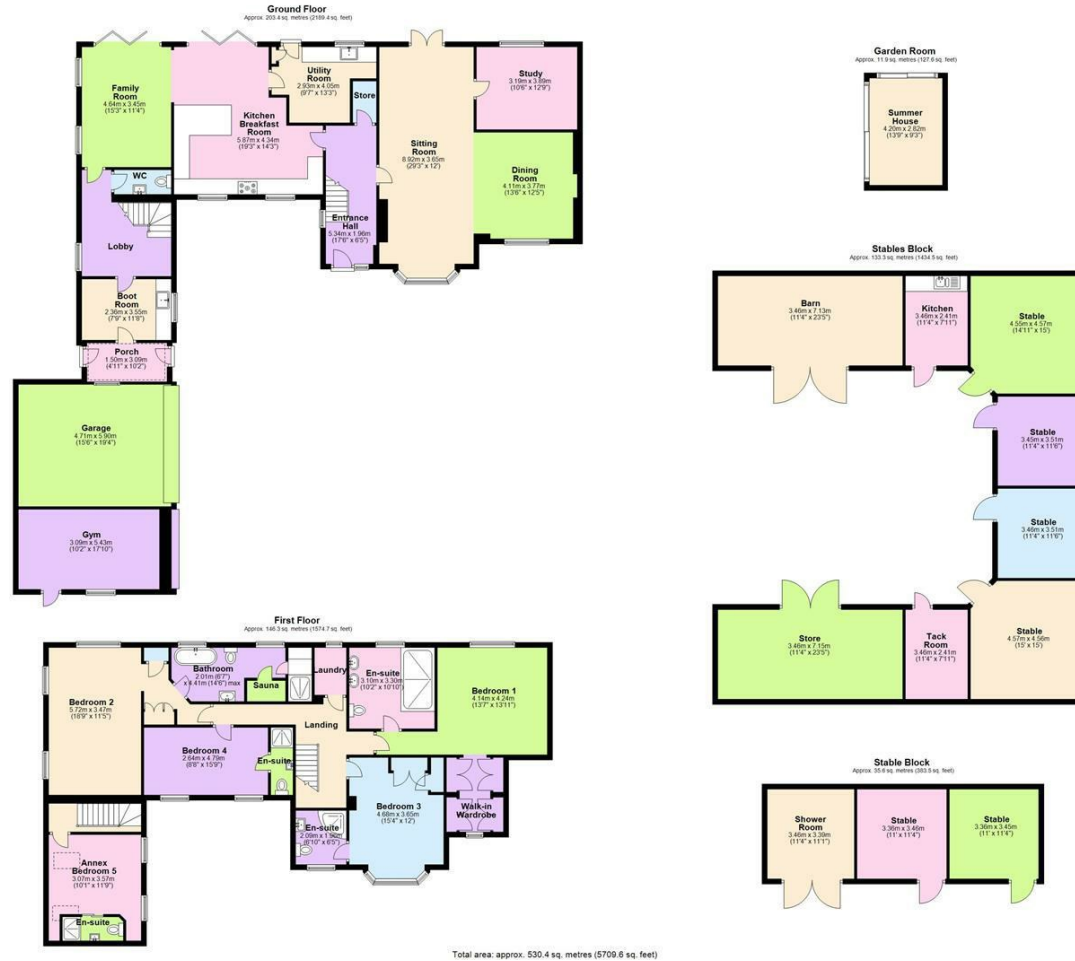
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Viewing by appointment only

Alexanders

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Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





