

An aerial photograph of a rural farmstead. In the foreground, a paved road runs diagonally from the bottom left towards the center, with a white car driving on it. To the right of the road is a large, green grassy field. In the middle ground, there is a cluster of red-brick buildings, including a large house with multiple gables and several smaller outbuildings. A white van is parked near the buildings. To the left of the buildings is a large, rectangular, dark-colored riding arena enclosed by a wooden fence. Further back, there are more fields, some of which are golden-brown, and a line of trees in the distance under a clear blue sky.

LODGE FARM,
HARBY





An attractive and versatile farmstead, beautifully positioned in the Vale of Belvoir between the villages of Eastwell and Harby, enjoying far-reaching views across its own land of approximately 5 acres

Recently refurbished and sympathetically extended, the property offers spacious and stylish accommodation. The ground floor features a welcoming reception hall, a large reception room, a snug/dining room, and a separate study. The impressive kitchen/breakfast room forms the heart of the home, complemented by a utility room and cloakroom. Upstairs, the principal bedroom suite is accompanied by three further well-proportioned bedrooms and a family bathroom.

The farmstead boasts excellent equestrian facilities including a stable block with 3 boxes, a former granary barn now providing a large open-plan storage and workshop area with garaging, a horse walker (requiring refurbishment), and a manège. Outbuildings also include a substantial barn and additional storage rooms.

Set in the heart of unspoilt countryside yet within easy reach of mainline rail services at Grantham—London in under an hour—this is a rare opportunity to acquire a “Good Life” property in a truly sought-after location.

Waltham Road, Harby, Melton Mowbray, LE14

Approximate Area = 2640 sq ft / 245.2 sq m

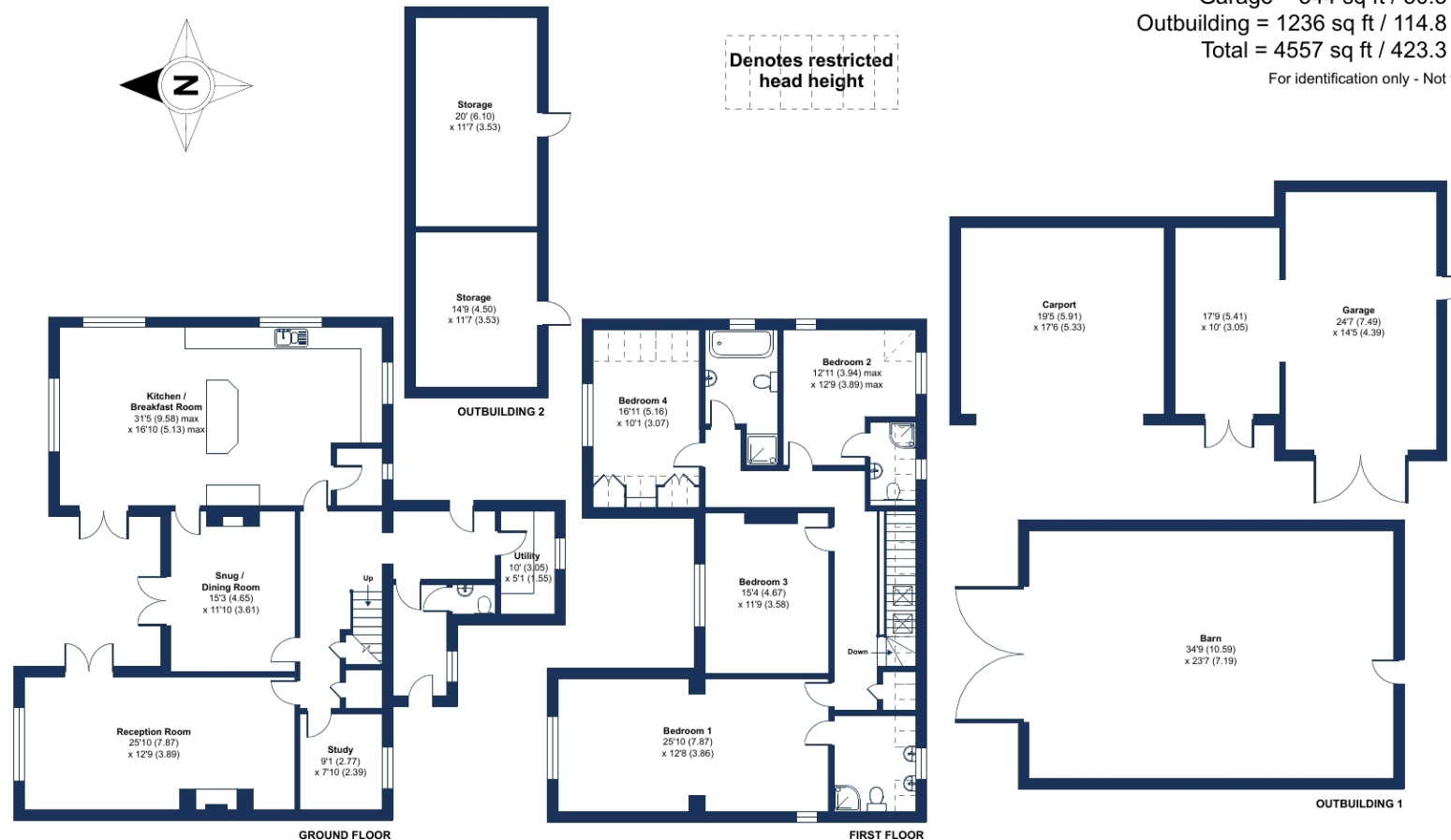
Limited Use Area(s) = 137 sq ft / 12.7 sq m

Garage = 544 sq ft / 50.5 sq m

Outbuilding = 1236 sq ft / 114.8 sq m

Total = 4557 sq ft / 423.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Moores Estate Agents. REF: 1325218



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