



# Mallory Meadows

*Keepers Cottage, Barwell Road, Kirkby Mallory, Leicester, LE9 7QA*

Freehold £1,250,000 | Ref: 5740689



## KEY HIGHLIGHTS



Six luxury glamping cabins & roundhouses



Beautiful Leicestershire countryside position



Large period former game keeper's cottage



A perfect escapism retreat with private hot tubs



Picturesque and private circa 2.5-acre site



Conveniently positioned





## LOCATION

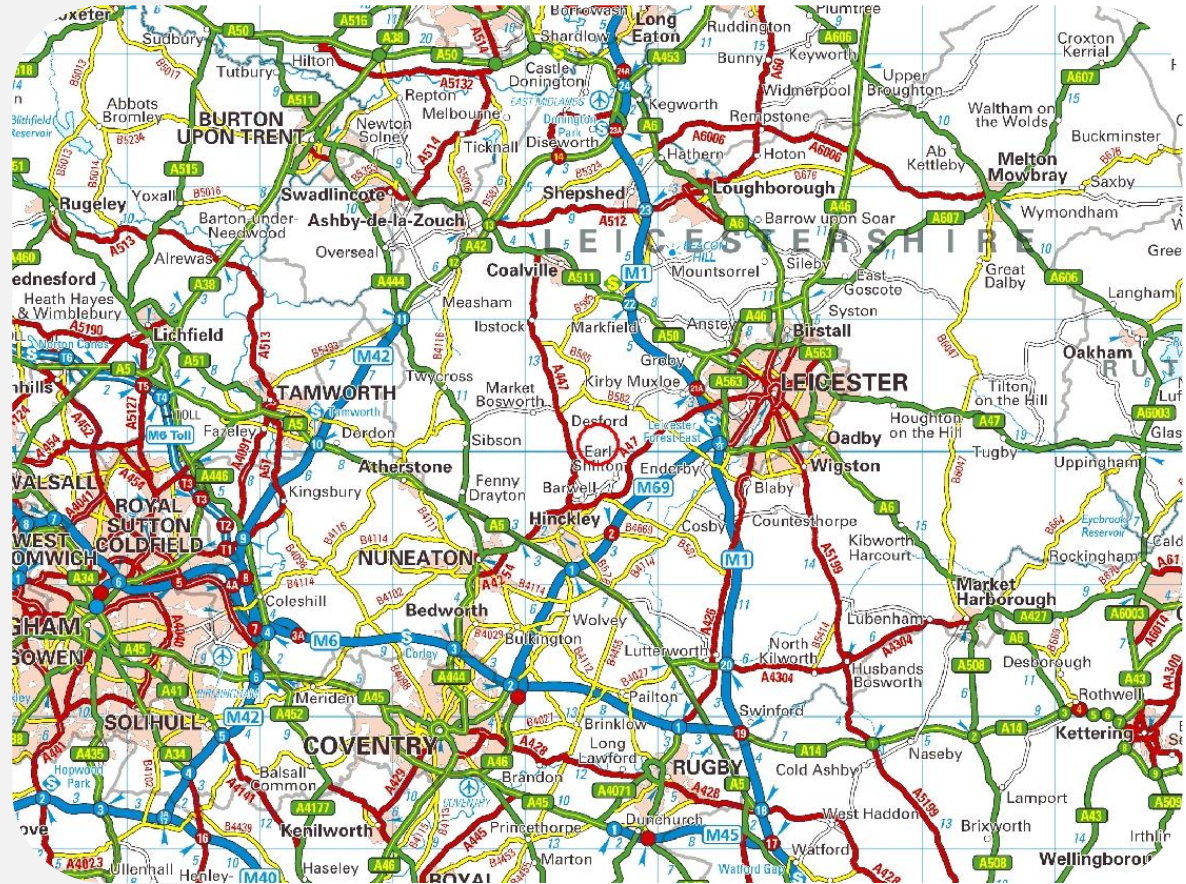


*Kirkby Mallory, Leicester, Leicestershire, LE9 7QA*

The site is well positioned for ease of access but equally set within private, secluded countryside and woodland surroundings. The gravel driveway from the roadside breaks through the mature trees and leads to both the guest accommodation and the family home.

Positioned on the edge of Kirkby Mallory village and a short distance from the medieval market town of Market Bosworth, it is approximately eight miles west of Leicester city centre and 30 miles from Nottingham. It is well serviced by the major routes of the M1, M42, and M69 depending on the direction of travel.

The charming village is well equipped with local bar/restaurant and convenience store. Mallory Park racing circuit is short distance away making the accommodation well sought after all year round.







## THE ROUNDHOUSES AND CABINS

Mallory Meadows provides a fantastic opportunity to live in a lovely family home whilst running a successful business on site. There are two roundhouses and four timber lodges which have been individually constructed to provide boutique accommodation and the perfect get away from the day-to-day routine and a great base for all of the East Midland's local attractions and things to do. These rustic, well equipped cabins all come with private hot tubs, en-suite shower rooms, heating, wi-fi, kitchenettes, linen and towels, TV's and two cabins are pet friendly. The cabins are available all year round on a weekly, midweek and weekend basis. Whether you decide to stay in Hedgehog, Squirrel, Hare, Badger, Jenny Wren or Robin Retreat, they all provide a great piece of convenient, indulgent escapism.













## KEEPERS COTTAGE

This family home is something that we would highly recommend an internal inspection of due to the space and quality of accommodation available. The original game keeper's cottage has been sympathetically extended over time to make a spacious family home within this charming setting. It is well positioned within the site and well screened to give both the owners and the visiting guests privacy. The accommodation includes; a reception and office space for the business at its start and then a generous amount of ground floor family space, bedrooms and bathrooms to the first floor and outbuildings and garages externally. The living space includes a hallway, ground floor shower room, study, dining room, living room, sunroom and beautiful family kitchen. To the first floor there is a master bedroom with en-suite, four further good-sized bedrooms, one with a further en-suite and family bathroom. The property boasts a vast amount of original and ornate features, fireplaces and log burners, and a blend of contemporary 'mod cons' with character and charm.













## EXTERNAL DETAILS

The site is approximately 2.5 acres and has a lovely mixture of mature woodland trees, lawned areas, planted borders and a private walled garden with a large patio for the residents of Keepers Cottage. There are a generous number of outbuildings including a laundry room, linen store and garages. The gravel driveway leads to a good-sized parking area for the visiting guests.







## THE BUSINESS AND TRADING INFORMATION

Our selling client operates the guest accommodation on an all-year basis due to the demand and also offers weekly, weekend and midweek stays. The Turnover of the business to March 2024 was £116,600 with an EBITDA of £37,662. The accounts are available to seriously interested and registered parties upon request.





# SITE PLAN





# CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



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