



Main Road Wycomb, Melton Mowbray LE14 4QG



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Key Features

- STUNNING STONE BUILT COUNTRY HOUSE IN RURAL HAMLET
- 6 BEDROOMS, 4 BATHROOMS AND 6 RECEPTION ROOMS
  - INDOOR HEATED SWIMMING POOL COMPLEX
- STANDING IN APPROX. 2 ACRES OF GROUNDS WITH FORMAL GARDENS AND PADDOCK AREA
- SUBSTANTIAL 2 STOREY BARN AND OUTBUILDINGS WITH ANNEXE AND POTENTIAL OFFICES
  - EXTENSIVE GARAGING FOR SEVERAL CARS
  - POTENTIAL TO REDEVELOP THE OUTBUILDINGS INTO A SEPARATE DWELLING, SUBJECT TO SUITABLE PERMISSIONS
    - STONE STABLE BLOCK
- EXTREMELY WELL PRESENTED ACCOMMODATION THROUGHOUT
  - NO UPWARD CHAIN





## The Property

Manor House is a stunning stone built country home standing in approximately 1.73 acres of gardens and grounds dating back to 1818, having formerly been 'Manor Farm' situated within the pretty Hamlet of Wycomb, located just to the North of the Market Town of Melton Mowbray on the edge of the Vale of Belvoir. The property offers substantial living space over 3 floors including 6 bedrooms, 4 bathrooms and 6 reception rooms, as well as a 'Farm House' kitchen with 4 oven Aga and breakfast room, the property also boasts a wine cellar. The current owner has made alterations, improvements and ongoing maintenance, including an indoor heated swimming pool.

The accommodation has oil fired central heating and the swimming pool has a separate oil heating system, the house has predominantly replacement double glazed windows and doors and offers many character and period features throughout.

There is an extensive 2 storey stone barn which incorporates a large garage and workshop, staff accommodation and first floor offices/games rooms. The barn offers great opportunity to convert into a separate dwelling, subject to suitable planning consent.

A 5 bar gate gives access to a long driveway flanked by trees and grass paddock areas and on into the walled garden and driveway area, giving parking and hard standing for many vehicles and further double garage with 'Orangery' to the rear. There are delightful well tended gardens, further gated access driveway and yard leading to a stone stable block of 3 loose boxes and tack room. Ideally located for Belvoir Hunt Country, as well as the nearby Quorn and Cottesmore Hunts. To the southern corner of the grounds is a tennis court (now slightly overgrown).

Wycomb is well placed for access to Nottingham, Leicester, Melton Mowbray and Grantham, London is easily accessible from Grantham Station to Kings Cross via the East Coast line within approx. 1 hour.

## DIRECTIONS

What 3 words location:- investors.glorious.affords

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE VESTIBULE

With oak entrance door, inner door to-

#### RECEPTION HALL

With window to front, staircase to first floor, steps up to inner hall, door giving access to Wine Cellar.

#### WINE CELLAR

With brick arched wine storage areas.

#### DRAWING ROOM

With large bay window, window to side and double French Doors to side, feature stone fireplace with LPG powered stove.

#### FARM HOUSE KITCHEN

With window overlooking the gardens, fitted base and wall units, work surfaces, inset sink, oil powered 4 oven Aga, separate electric oven and hob, island unit, dresser unit with plate rack, quarry tiled floor, archway to breakfast room.

#### BREAKFAST ROOM

with bay window with built in window seat and further window to front, door to REAR PORCH.

#### DINING ROOM

With window overlooking the lane, further side window, original fitted corner cupboard.

#### SITTING ROOM

With window onto the lane, stone fireplace with LPG stove, cupboards and shelving to alcoves, door to-

#### LOBBY

With window onto lane, access to study and utility room.

#### STUDY/LIVING ROOM

With window onto the lane, feature stone fireplace, brick feature wall, high beamed ceiling.

#### CLOAKROOM/W.C.

With w.c. and wash basin.

#### UTILITY ROOM

With window to rear, base and wall units, work surfaces, Belfast sink, plumbing for washing machine.

#### SNOOKER ROOM

With door and glazed side panels to side, exposed stone walls.

#### LOBBY

Giving access to BOILER ROOM, FURTHER HALL WAY and OIL TANK STORAGE.





#### INDOOR SWIMMING POOL

A delightful feature room with 3 sets of patio doors and further window, conservatory, heated swimming pool with 'Roman End' and steps, dehumidifier system.

#### FIRST FLOOR LANDING

With staircase to second floor, large airing cupboard with hot water cylinder and immersion heater.

#### MASTER BEDROOM SUITE

Comprising DRESSING ROOM with range of fitted wardrobes, cupboards, drawers and dressing table, EN SUITE BATHROOM with window to side suite comprising w.c., bidet, twin wash basins and Jacuzzi bath. BEDROOM with bay window with views over the gardens and window seat, window to side, fitted wardrobes and feature stone corner fireplace.

#### BEDROOM 2

With window to rear and fitted wardrobe. EN SUITE BATHROOM with windows to side and rear, w.c., wash basin, bidet and bath.

#### BEDROOM 3

With window and fitted corner wardrobe.

#### BEDROOM 4

With window and built in shelved cupboard.

#### SECOND FLOOR LANDING

With built in double wardrobe and shelved cupboard to side.

#### BEDROOM 5

With 2 side windows, access to eaves. EN SUITE SHOWER ROOM with dormer window w.c., wash basin and shower cubicle.

#### BEDROOM 6

With dormer window and further side windows, access to eaves.

#### OUTSIDE

Extensive formal gardens, predominantly walled, with lawns, well stocked flower and shrub beds, terraces, gated driveway from the lane passes through a paddock area lined by trees, hard bound Tennis Court (which is now overgrown). Large parking and hard standing area, further gated access to side yard leading to the stable block and barn. The total area is approximately 1.73 acres.

#### OUTBUILDINGS AND BARN

DOUBLE GARAGE with electric up and over door.

GARAGE AND WORKSHOP with electric up and over door.

#### ORANGERY

STONE STABLE BLOCK comprising 3 loose boxes and tack room.

COTTAGE comprising entrance hall, bathroom, kitchen, dining room, 2 reception rooms, staircase to large first floor room.

OFFICES/GAMES ROOMS a second staircase gives access to 3 further first floor rooms/offices and w/c.

#### EPC

Rating: 'E'

#### Council Tax Band

Melton Borough Council - Band H











Pickards Barn

Caudale House

The Mission House

Wycomb House

Crew Yard Barn

West View

The Homestead

Fyrtle Field

Wyggeston Cottage

Wycomb

Tennis Court

Manor House

Manor Buildings

LB

1.73 Acres (0.700 Hectares)

124.7m

GP

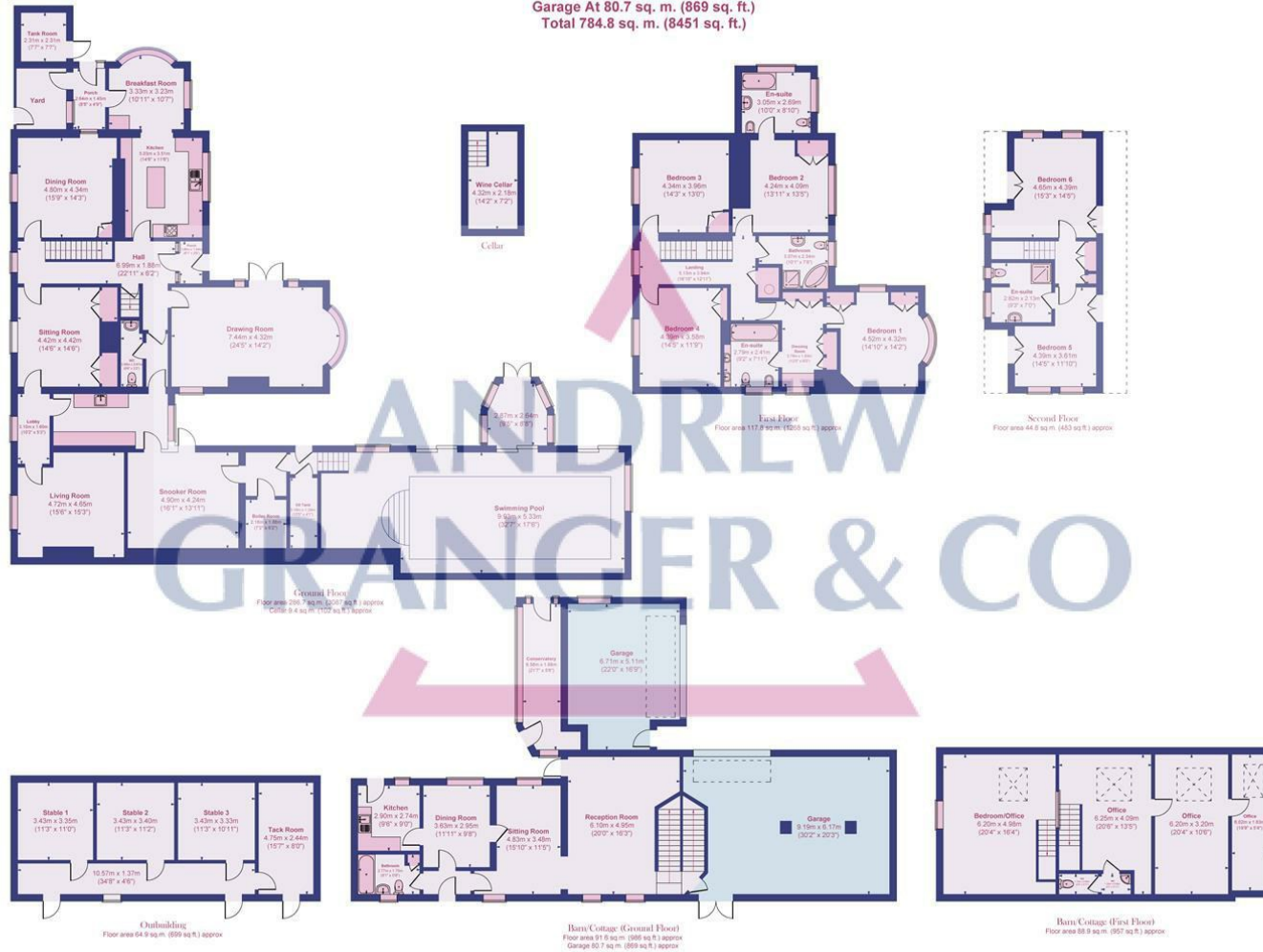
124.1m

125.9m



# Floorplan

Approximate Gross Internal Area  
 704.1 sq. m. (7582 sq. ft.)  
 Garage At 80.7 sq. m. (869 sq. ft.)  
 Total 784.8 sq. m. (8451 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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