



18 Measham Road , Ashby-De-La-Zouch, LE65 2PF Offers Over £1,000,000

A magnificent detached 1930s residence occupying an enviable position on Ashby de la Zouch's most prestigious address, offering an extraordinary opportunity to create a spectacular bespoke family home with breathtaking countryside views and direct backing onto Willesley Golf Club.

The Detail

Mellbreak represents a rare and exceptional residential opportunity, presenting a distinguished detached house with full planning permission to be transformed into a truly remarkable 5,000 square foot family residence. This exceptional property, strategically positioned on one of Ashby de la Zouch's most sought-after locations, offers an unparalleled combination of historic charm and contemporary potential.

Currently extending to approximately 2000 square feet, the existing property provides a solid architectural foundation comprising three reception rooms, a welcoming kitchen with dining hall, and a first floor featuring three bedrooms and a family bathroom.

The real magic, however, lies in its extraordinary potential for transformation. The approved architectural plans, meticulously crafted by the esteemed local architects David

- A unique opportunity to create a bespoke family home in one of Leicestershire's most desirable location
- Full planning permission to extend to approximately 5,000 sq ft bespoke home
- Architectural plans meticulously designed by renowned local architects David Granger,
- Proposed accommodation includes five generous bedrooms, three contemporary bathrooms
- Triple garage, dedicated boot room, and an impressive 40-foot living and dining room with western aspect
- Prestigious detached 1930s residence located on Ashby de la Zouch's most sought-after address
- Strategic transport links including quick access to M42 motorway, just 15 miles from East Midlands Airport, and convenient rail connections to Birmingham, Leicester, and London

Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



3



2

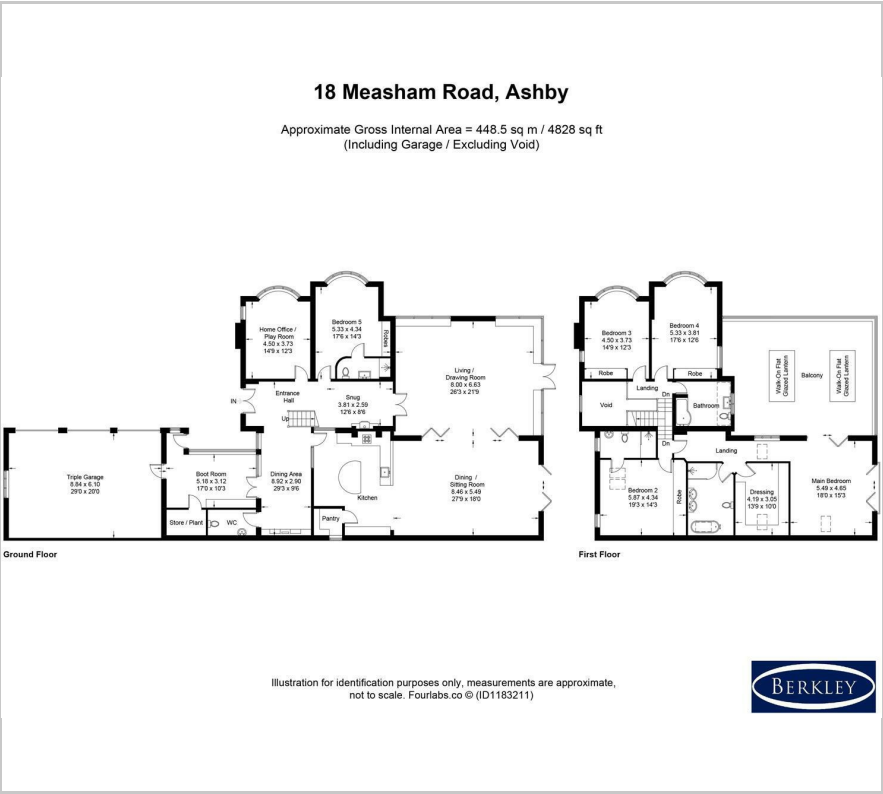


2



C

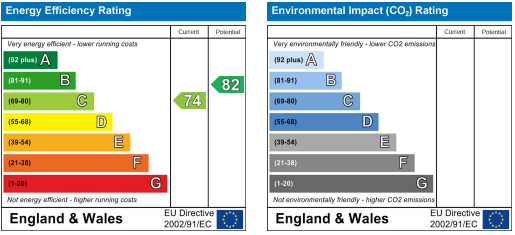
Floor Plan



Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.