



# Bleak House

Oaks Road | | Whitwick | LE67 5UP

Guide price £1,750,000



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Set in an exceptional landscape within the heart of The National Forest, Bleak House is an outstanding opportunity for the equestrian buyer and/or developer. Offering 14 acres of beautifully maintained paddock land and a purpose built stable block, along with 2 barns having class Q permission for immediate conversion with separate road driveway access and a third barn available for application for Q Conversion from 2025 with a further separate driveway. The main house offers 2,872 sq ft of accommodation, with immense potential to create a 'dream home' project overlooking breath taking views. There is extensive garaging, outbuildings and further individual timber stables, making this a perfect home for equestrian buyers. The property sits within the Blackbrook Beauty Walk and in the shadow of the historic Mount St Bernard Abbey. A personal inspection of this rare property opportunity is essential to appreciate the potential and stunning surroundings.



- Equestrian/Development Opportunity
- Main House - 2,872 sqft
- Purpose Built Stables
- Extensive Garaging and Outbuildings
- Glorious Countryside Setting
- 14 Acres of Paddock Land Opportunity
- 3 Barns for Conversion
- Vernacular Stone Walled Paddocks
- Set in The National Forest
- Unique and Rare Opportunity



*"An ideal opportunity for the Equestrian buyer"*



#### **Entrance Porch**

With glazed and timber entrance doors, double inner doors giving way to -

#### **Entrance Hall**

A spacious hallway with useful understairs cupboard, stairs rising to the first floor.

#### **Lounge**

A magnificent room with a feature open fireplace and windows to three sides, including a large bay to the rear enjoying wonderful views over the garden and paddocks.

#### **Dining Room**

A large room offering flexible space as a dining room or lounge with a feature open fireplace and window to the rear overlooking the wonderful view of the garden and paddocks beyond.

#### **W/c**

Fitted with a low level flush w/c and wash hand basin, with window to the rear.

#### **Dining Kitchen**

Forming the hub of this family home, with a wonderful array of units finished in soft tones and shaker style units, with a luxury granite worktop, matching upstands and inset bespoke ordered French sink. The electric powered AGA has 4 ovens, two hobs and a hotplate, there is ample space for farmhouse dining table and this room boasts quarry tiled flooring.

#### **Conservatory**

A large bespoke built Conservatory with low level wall, double glazing and upvc framework with apex glass roof. There is Quarry tiled flooring and double doors to the garden.

#### **Rear Hall**

This hallway has quarry tiled flooring, decorative glazed hardwood door to the garden and access to -

#### **Utility Room**

With a range of fitted units, sink unit and wall mounted gas central heating boiler.

#### **Family Room**

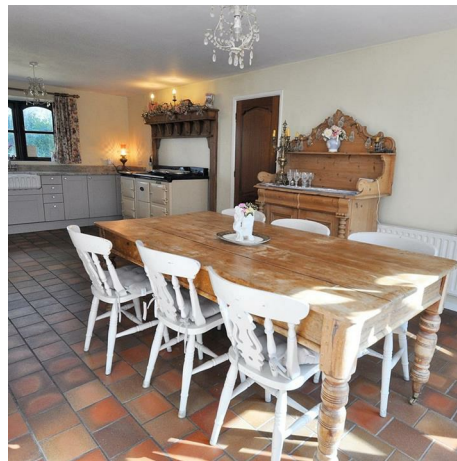
A particularly large room with a magnificent feature open fireplace and decorative surround. There are windows front and rear and a vast amount of living space.

#### **First Floor Landing**

A spacious landing with window to the rear and access to all rooms.

#### **Bedroom 1**

A large double bedroom with fitted wardrobe and a wonderful view over the garden and paddock land.



#### **En-suite**

Fitted with a four piece suite comprising W/c, wash hand basin, shower cubicle and a freestanding claw and ball slipper bath.

#### **Bedroom 2**

A spacious bedroom with ample room for bed and bedroom furniture, windows to the side and front elevations.

#### **Bedroom 3**

A double bedroom enjoying views over the garden at the rear.

#### **Bedroom 4**

With ample space for bed and furniture, with a window overlooking the front.

#### **Bathroom**

A spacious family bathroom with window to the front, three piece suite comprising bath, w/c and wash hand basin.

#### **Front and Rear Gardens**

The property sits in a pretty position with a wonderful arrival experience, flanked by magnificent pine trees and affording a great deal of privacy. There is extensive driveway parking leading to a large detached garage. The rear garden has patio, lawn and mature trees above a large feature pond. A raised patio adjacent to a Summer house gives a wonderful vantage point over the garden and land.

#### **Small Yard**

The small yard as its known, consists of two purpose built timber stables installed within an enclosed paddock, ideal for tacking up or as a starvation paddock. There is a former dog kennel/run and gated access to the drive and paddocks.

#### **Stable Block**

A purpose built block of stables comprising 4 loose boxes, with water, power and lighting.

#### **Barns 1 & 2**

Forming a single large barn, but designated as two semi-detached barn conversions under Class Q permitted development, along with their own private driveway access from Oaks Road.

Surveys completed to date are listed below:

1. Road Survey
  2. Contamination Survey
  3. Current EPC through Ashby Energy
  4. Building Reg Plan Check
  5. Structural Calculations
  6. Working Drawings
  7. Plan details on Northwest Planning Website.
- Immediate start is allowed on Barns 1 and 2 for development.

### Barn 3

Newly erected in 2015, and used as machinery storage, this Steel and timber barn will be eligible for an application for Class Q conversion in 2025.

### Paddocks

The site area totals just over 14 acres, consisting largely of well kept and well drained grass paddocks. The paddocks are divided neatly by existing vernacular dry stone walls, along with timber post and rail fencing. In addition to the main property driveway, there are three additional Oaks Road accessed gateways, two of which have driveways up to the stables and barns.

### The Area

Set in The National Forest, the stunning countryside scenery surrounding this property is breath taking. The historic Mount St Bernard Abbey is 100 yards or so up the road, along with numerous picturesque walks, many of which can be found listed on the National Forest website, including the Blackbrook Beauty Walk which circumnavigates the property. The nearby town of Whitwick is a short drive away for all the daily essentials, with Coalville, Ashby-de-la-Zouch and Loughborough a short drive away. The A511/A50 and M1 are all easily accessible.

### Extra Information

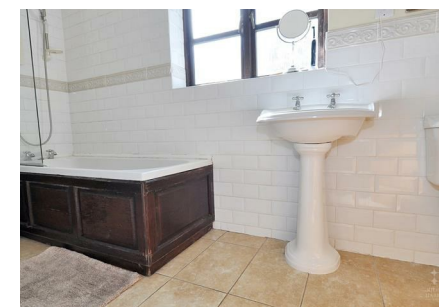
Unlike many properties with an extensive land holding, this property does not have any public footpaths or rights of way across it. The property is on mains water, electric and gas supply and mains sewerage.

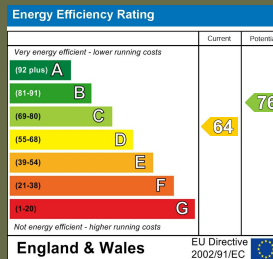
To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

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