



Area: 6.539 acres (2.646 ha)

Pond

Posts

The Bungalow

Manderley House

119.8m

Hillcrest

Hill House

Beaumont Social Centre

Hillside

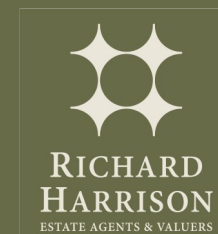
Ivy House

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Hill House

Nottingham Road | | Peggs Green | LE67 8HN

Guide price £850,000



Hill House

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An outstanding Equestrian opportunity to purchase a substantial detached family home, with circa 6.5 Acres, Stables, Barn and 20x40 Manege. Offering a lovely opportunity for a family to have their own horses and ponies on site just outside the back door. There is ample off road parking for a number of vehicles, including Horse lorries and trailers, along with a large Barn used as storage and offering a great practical space as Hay/tack store or workshop etc. The main house was believed to have been built circa 1990's and offers an exciting opportunity to modernise and extend (subject to planning permission) to create an impressive home overlooking the elevated views at the rear. The property is set in a small village within rolling Leicestershire countryside close to local amenities of Ashby de la Zouch and Coalville, along with ease of access to the M1/A42.

Outstanding Equestrian Opportunity

Circa 6.5 Acres

Stables and Manege

Large Storage Barn

Detached Family Home

Offers Exciting Potential

Ample Off Road Parking

Countryside Location

Close to Amenities

Internal Viewing Essential

Entrance Hall

A particularly spacious entrance hallway with staircase to the first floor and window to the rear.

Sitting Room

A substantial reception room offering spectacular views to the rear. There is a large log burner within fireplace surround and an ample amount of space for living room furniture.

Snug/Family Room

An additional reception room ideal as a snug or as a large study, with window to the front.



"An outstanding Equestrian opportunity"



Dining Kitchen

A spacious area for dining table and chairs leads to French doors to the rear garden, with spectacular elevated views to the rear. The tiled flooring runs through the kitchen into the working area which has an ample range of wall and base mounted units with double bowl sink unit and drainer, built in oven and hob.

Utility Room

With a range of fitted units, sink unit and plumbing/space for washing machine.

Boot Room

A useful room to the rear with door to the rear area directly accessing the garden and equestrian yard.

W/c

Fitted with low level w/c and wash hand basin.

First Floor Landing

A spacious galleried landing with wonderful view from the window at the rear.

Bedroom 1

A large double bedroom with window to the rear enjoying fabulous views.

Bedroom 2

A large double bedroom with fitted furniture and window to the rear.

Bedroom 3

Offering ample space for double bed and having fitted furniture, window to the front.

Bedroom 4

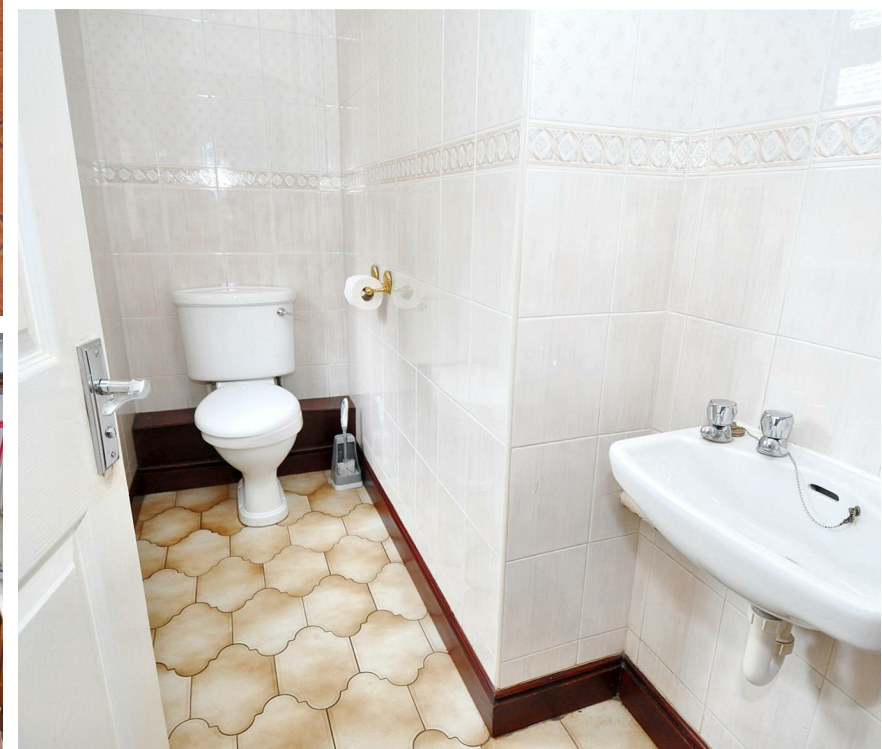
A large single bedroom with window to the rear.

Bathroom

Featuring a three piece suite comprising bath and separate shower cubicle along with wash hand basin. There is a window to the front and tiled splashbacks and flooring.

W/c

A separate w/c complimentary to the bathroom.



Outside

The property sits in 6.5 Acres of land including garden areas for the main house, grazing/turn out paddocks and a 20m X 40m Manege. There are also a range of outbuildings including sheds, stores and a large 90ft X 24ft Barn used as storage. The good quality timber stable block comprises 5 loose boxes (including foaling box) with power, lighting and water to the yard.

The Area

Peggs Green is a hamlet within the Parish of Coleorton, with rolling Leicestershire countryside and excellent access to local amenities. The nearby centres of Coalville, Ashby de la Zouch and Loughborough are all within easy reach, as is the A42 and M1, along with East Midlands Airport. For Equestrian interests, the property is set within Leicestershire countryside dotted with villages and a nearby Bridleway on Mill Lane towards Hough Tower Windmill. Pickering Grange Equestrian Centre is a 16min drive away, whilst Vale View Equestrian Centre is 37min drive. The A42 and M1 are a short distance away, as is East Midlands Airport and Midland Mainline railway station at Loughborough with direct link to London St Pancras in 1hr 40mins.

Agents Note

The property has mains water and electric supply, private septic tank and Oil Fired Central Heating, there is no Gas in the premises.

The vendors wish to apply a standard uplift clause to the property upon sale, for further details please contact the selling agent.

There is a public footpath that runs through the paddock of this property, from the main road to the neighbouring rear fields.

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



*"Set within
the rolling
Countryside"*





Hill House, Nottingham Road
Approximate Gross Internal Area
Main House = 169 sq.m/1820 sq.ft
Outbuilding = 166 sq.m/1786 sq.ft
Stables = 73 sq.m/781 sq.ft
Total = 408 sq.m/4387 sq.ft

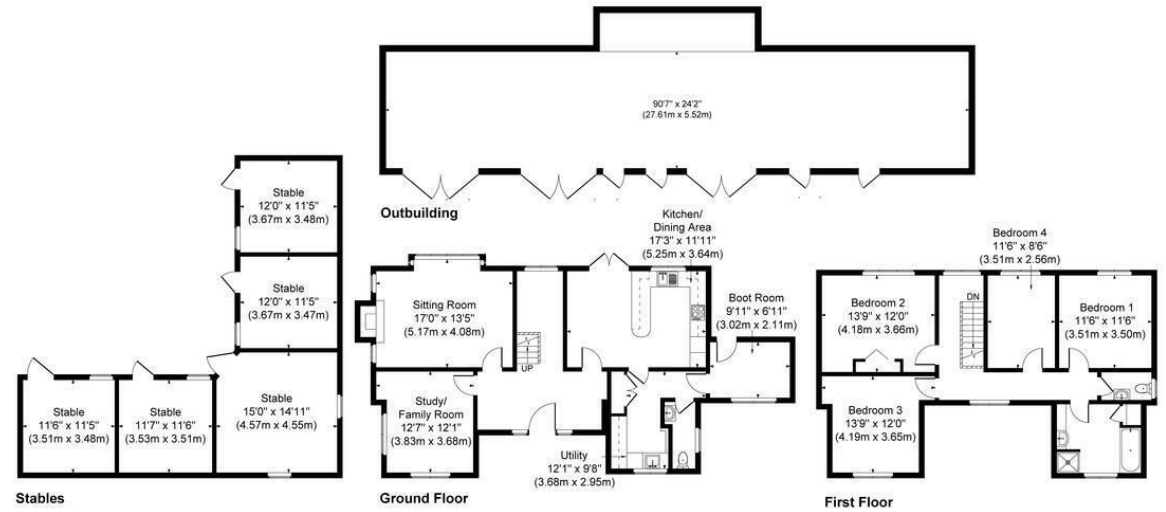
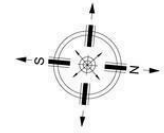
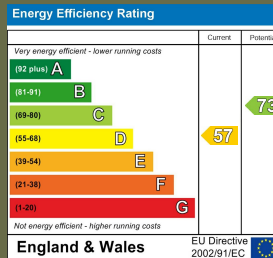


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