



- Characterful Detached Three Bedroom Equestrian Thatched Home ● Grade II Listed
- Just Over 4.5 Acres In All ● Stable Barn, Feed Room, Tack Room, Workshop and Various Barns
 - Further Range of Outbuildings with Scope for Conversion (STPC)
- Ample Parking with Space for Horsebox ● Sought After Village Location
 - No Upward Chain ● Further Land May be Available by Negotiation



GENERAL AND SITUATION

Approximate Distances:

- Castle Donington 1 mile • Nottingham 10 miles • Derby 10 miles • Leicester 15 miles
- Close proximity to East Midlands Airport & Parkway Railway Station (direct to St Pancras London),
Easy access to the M1, M42 & A50 roads network

A characterful detached three bedroom family home with a good range of equestrian facilities and a selection of brick outbuildings with scope for conversion (STPC), set in just over 4.5 acres in a popular and very accessible location.

Offered for sale with no upward chain this attractive thatched period home, is believed to date back to the 1600's and is Grade II listed. With a wealth of character features and beautifully presented the property is a stunning family home, with the added benefit of being set in just over 4.5 acres and having excellent equestrian facilities.

There is stabling for a number of horses, plus a feed room, tack room, various barns and a workshop, plus in addition, in the arrival yard there are an excellent range of traditional brick outbuildings that offer huge scope for conversion, subject to gaining the necessary consents.

The property is located in the pretty and highly regarded village of Hemington, which has a primary school and public house. The vendors inform us that there is excellent outriding direct from the property. The nearby market town of Castle Donington offers a good range of facilities, whilst a full range of facilities can be found in Nottingham, Derby and Leicester.



THE RESIDENCE

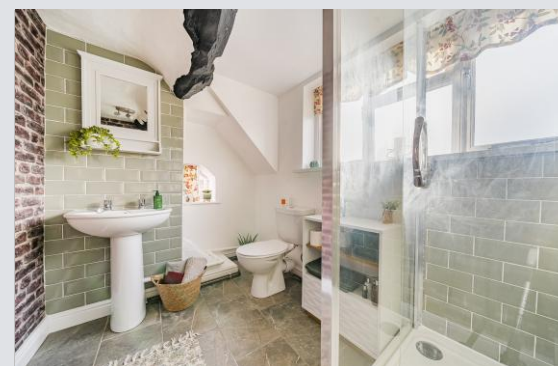
A three bedroom, period detached house with many character features including exposed beams to the majority of the rooms, and mains gas-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A door to the rear leads into a **Utility Room** which has fitted base units with work surfaces, a single drainer sink with mixer tap, gas boiler, plumbing for washing machine and space for a fridge freezer.

A door leads through to the **Kitchen/Breakfast Room** which is fitted with a range of wall and base units with worksurfaces, butler sink with mixer tap, tiled splashbacks, electric cooker space, tiled flooring and a brick fireplace with woodburner.

The **Snug** has an open-fireplace with a cast iron surround and leads through to the **Front Entrance Hall** which has a door to the front elevation, tiled flooring and stairs rising to the **First Floor**. A further door from the **Snug** leads to a second **Reception Room** which has a further external door to the front elevation.

To the **First Floor** a large **Landing** with a useful storage cupboard gives access to the **Three Good-Sized Bedrooms**, two of which have eaves storage cupboards, and a **Shower Room** with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and part tiled walls.





OUTSIDE, OUTBUILDINGS & LAND

A gated access from the road leads onto a gravelled driveway/arrival yard with ample parking for a number of vehicles, including space for a horsebox, trailer etc.

Surrounding the arrival yard there are a very good range of traditional brick outbuildings which the vendor informs us were formerly the village bakery, forge and Post Office. These comprise an outside WC, former pig sties, two storey store, former coal shed with loft room and various other stores, and attached to the house, the former Village Bakehouse. In the Agent's opinion these buildings have huge potential for conversion, subject to gaining any necessary consents, for extending the footprint of house, or for use as additional accommodation, office space, small business etc.



To the rear of the arrival yard there are a further set of outbuildings, currently utilised for equestrian use, including:

Feed Room/Store with cold water and power

Tack Room with sink, plumbing for washing machine, cold water and power

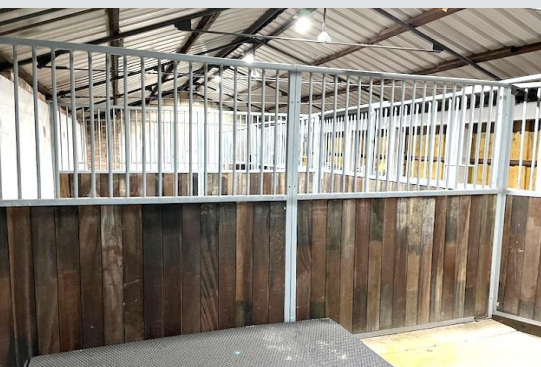
Barn with **Four Internal Monarch Stables**, roller shutter door

Further Barn currently utilised as an **Isolation Pen/Mare & Foal Stable** with water tap

Hay Barn

Three Bay Pole Barn

Two Further Barns in need of replacement / repair.



Outbuilding Three/Workshop with sliding door, power and light

The **Grazing Land** is situated to the rear of the house and outbuildings and is mainly level pasture divided into a number of post and railed paddocks, all with auto-fill water troughs.

There is an area within the land that would be ideally suited for the installation of a **Manège**, if required, subject to gaining the necessary permissions.

Please note there is a **Footpath** crossing the grazing land at the far boundary which could easily be fenced off, if preferred.



IN ALL APPROX. 4.5 ACRES
(About 1.8 Hectares)

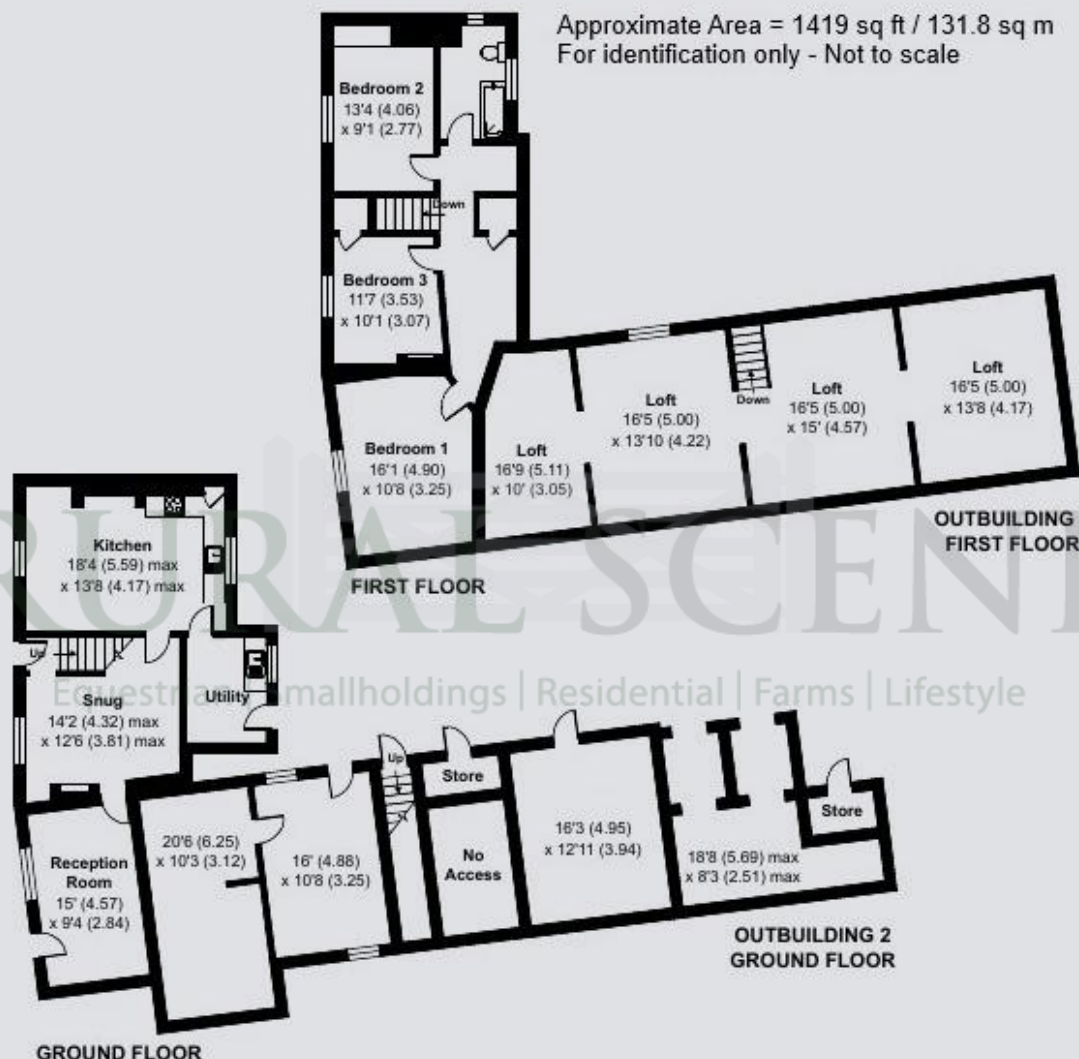
* There may be additional land available by negotiation if required, as the vendors own some adjoining acreage.



RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE,
MAINS GAS, GAS FIRED CENTRAL HEATING

There are NO uplifts or covenants in respect of the property.

TENURE Freehold

ENERGY RATING D

COUNCIL TAX E

DIRECTIONS

Exit the A50 at junction 1 and at the roundabout take the exit sign posted Hemington and Lockington. Continue to follow Rycroft Road and enter the village of Hemington. Go round the sharp right-hand bend, up the hill and over the bridge, passing the school, and the pub on the right-hand side. The property is then located on the right-hand side, identified by its own name plaque. There is no For Sale board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited POST OFFICE FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

POST OFFICE FARM 7 Main Street, Hemington, Derby, Leicestershire DE74 2RB FLOORPLAN - Ref AR8284



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1258783

Approximate Area = 1419 sq ft / 131.8 sq m

Outbuilding(s) = 8879 sq ft / 824.9 sq m

Total = 10298 sq ft / 956.7 sq m

For identification only - Not to scale