



- Spacious Detached Four Bedroom Bespoke Artichouse (Solid Log Construction)
  - Highly Profitable Kennels and Cattery Business
- Equestrian Facilities including Stabling, Manège, Horse Walker and Grazing Paddocks
  - Staff / Groom Facilities • In All Approx. 11 Acres
- A Diverse and Versatile Property with Excellent Income and Scope to Grow Further





## GENERAL AND SITUATION

Approximate Distances:

Syston 2.5 miles • Leicester & Melton Mowbray 10 miles • Loughborough 11 miles

Easy access to the A46

A bespoke, spacious four bedroom detached house with profitable kennels and cattery business and fantastic equestrian facilities, set in approx. 11 acres, offering a superb lifestyle opportunity with excellent income potential.

This highly profitable kennels and cattery business, currently licensed for ninety-four dogs and twenty-six cats, is set in approx. eleven acres of land and also hosts a range of equestrian facilities which includes stables, tack room, manège, horse walker and paddock grazing land. The accommodation comprises a fantastic, bespoke four bedroom Artichouse home, of solid log construction, with a brick and block extension. The property is offered for sale due to semi-retirement and a downsize.

Queniborough is a conservation village with a particularly unspoilt village centre, dominated by attractive period cottages and houses, some thatched. The village offers a thriving community, and local facilities include a primary school, popular butchers, general store, two pubs and an ancient village church. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough, with the A46 now affording fast access via the North West Leicester bypass to the M1. London St Pancras is an approx. 1 hour train commute from Leicester. More extensive local facilities and amenities are available at nearby Syston.



## THE RESIDENCE

The unique house was designed and supplied by Artichouse, a long-established Finnish manufacturer of high-quality solid log houses. Artichouse have been building and exporting engineered log and timber houses worldwide for nearly forty years, including many in the UK. Their homes are known for exceptional build quality, energy efficiency, and durability in cold and wet climates -conditions far harsher than ours in Britain. The house was constructed to Finnish and UK Building Regulations, and has full UK Building Control approval. It stands on conventional concrete footings and also includes a brick-built extension, which was likewise signed off by Building Control.

Benefitting from oil-fired central heating, uPVC double glazing and a CCTV system, the majority of the home has wooden flooring and wooden walls and ceilings. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **L-shaped Hallway** which has stairs rising to the **First Floor**. To the left is the **L-shaped Kitchen / Breakfast Room** which is the hub of this property. Filled with natural light from windows to three elevations, there are a range of wall and base units with granite worksurfaces, including an island also with fitted wine rack. There are two Belfast sinks with mixer taps and granite splashbacks, an Aga (available by separate negotiation) for cooking with two extractors over, integrated dishwasher and space for an American style fridge freezer. There is cushioned seating to one wall and Karndean wood effect flooring. A door leads out to the yard and stables.







To the right of the **Entrance Hall** is a **Snug/Music Room** with a cosy log burner.

The **Hallway** extends round to the right in an L shape, where you will find a **Downstairs Shower Room** with large shower cubicle, wash hand basin with mirrored cabinet, WC, heated towel rail and rear aspect window.

There is also a **Study** with part wooden paneling to the walls and a window to the rear.

At the end of the **Hallway** is the **Main Reception Room** which is part of the extension. This impressive and vast family entertaining space is flooded with natural light from full length windows to either side and bi-folding doors to the front elevation. A central log burner forms the main focal point of this contemporary space. There is Karndean flooring which matches the kitchen area, and a second staircase leading off to the first floor. The flooring continues through to a **Boot Room** with a range of useful shelving for shoes etc and the hot water tank.

To the **First Floor** there are **Four Double Bedrooms**, one with **Ensuite**, and a **Family Bathroom**. NB there are some sloping ceilings to the first floor rooms

A **Central Landing** has a skylight, loft access and a useful linen cupboard.

**Bedroom Three** has a side aspect window and eaves storage, whilst **Bedroom Four** also has a side aspect window

**Bedroom Two** has a high ceiling with skylight, a range of fitted wardrobes, and a door out onto a **Veranda** which takes advantage of the beautiful countryside views.

The **Family Bathroom** comprises a freestanding, rolled edge, claw foot bath, bidet, wash hand basin and WC with tiling to the floor and walls and a traditional style radiator with heated towel rail over. A mirrored door leads to the en-suite to the master bedroom.

The **Main Bedroom Suite** is within the extension and accessed from the second staircase in the **Main Reception Room**, which leads up to a **Semi-Galleried Landing** with contemporary glass balustrade. There is a **Walk-in Wardrobe** with loft access and skylight which provides ample storage as well as double hanging rails to one wall.

The **Main Bedroom** itself has three skylights, and full-length glass windows to the front elevation. The flue/chimney from the log burner in the reception room below comes up through the flooring and ceiling in this fabulous bedroom and makes a lovely feature, as well as providing a good source of heat into this huge bedroom.

The **Ensuite Shower Room** has double bowl sinks with mixer taps and vanity storage below, a wet room style recessed shower cubicle, and a WC. There are tiled walls and flooring, a heated towel rail and an extractor fan, plus a door leading through to the **Family Bathroom**.







## OUTSIDE, OUTBUILDINGS & LAND

The property and outbuildings are accessed via a long driveway from the road via electric gates, which leads to the staff and customer carparks and the owner's private parking area.

Immediately to the rear of the house there is a **Stable Yard** in a courtyard arrangement, which comprises of **Five Stables** and a **Tack Room**. Additionally, there is an **Open-Fronted Garage** used for storage, and a **Hay Store/Workshop** space.

To the first floor of the building there are **Staff Facilities/Occasional Use Grooms' Accommodation**, which comprise a **Bedroom** to one end with skylight, a central **Reception Area** with a **Kitchenette** with a range of base units, single drainer sink unit and electric hob, and three skylights. Off the kitchenette is a **Shower Room** with wash hand basin, WC and shower. This area benefits from oil-fired central heating.

There are the following outbuildings, please refer to the floorplan for approximate sizes.

**Main Kennel Block** is heated with an **Entrance Area, Grooming Parlour, WC, Kitchen And Prep Room**, with a range of **Luxury Kennel Suites** to one side and **Standard Kennels** to the other, all with **External Runs**. There is a further **Secure Exercise Paddock** beyond the external runs.

**Second Kennel Block** comprising **Ten Kennels** all with heat lamps.

**Hotel Kennel Block** with **Six Luxury Suites**, benefitting from tiled flooring with under floor heating, and part tiled walls.

**Main Cattery Block** and **Second Cattery Block** providing **Nineteen Cat Pens** in total.

**Office/Reception Area**

**Barn** with **Fourteen Internal Kennels** and **Office** (with CCTV system). Stairs lead off to a useful **Mezzanine Storage Area**.

**New Kennel Block** comprising **Nine Kennels**, each with a heat pad in the living area and it's own external run. This block would be used for the larger dog breeds. There are **Two Secure Paddocks** to the front of this block.

**Two Isolation Kennels**

**Barn** used as a machine and implement store, and housing a range of freezers for storage of animal feed.

**Three Storage Units** with power and lighting (currently rented out)



**RURAL SCENE**  
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## EQUESTRIAN FACILITIES

**Stable Yard** with potential for livery use, subject to gaining any necessary consents, comprising the following:

**Barn** with space for tractor and hay storage and **Five Internal Stables**.

**One Further Stable** adjoining the exterior of the barn.

**Youngstock Barn/Lambing Shed**

**Brick Log / Implement Store** with adjoining **Chemical Store**.

**Manège** approx. 40m x 20m with a sand surface, flood lights and post and rail surround.

**Four Horse Walker** with surface

**Muck Heap Recess**

**Large HGV Horsebox Parking Area**

**Chicken Shed** with adjoining storage units with power and water supplies.

**The Grazing Land** surrounds the house to the front, rear and one side, and is predominantly flat pasture, divided into paddocks that can also be utilised for dog walking paddocks,

**JUST UNDER 11 ACRES**  
**(About 4.4 Hectares)**

**Business Accounts** for the kennel and cattery enterprise are available and will be provided to serious potential purchasers on request.

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### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

CHARNWOOD BOROUGH COUNCIL

### SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING C  
Business Rates Apply

COUNCIL TAX A

### DIRECTIONS

From the Cossington Interchange take the exit for the A607. At the next roundabout take the 3rd exit onto Rearsby Road. After approx. 1/3 mile turn left onto Queniborough Road and continue onto Main Street which becomes Croxton Road. The property can be found on the right-hand side, identified by its own signage. There is no For Sale board.

what3words /// miracles.pigtails.unite

# RURAL SCENE

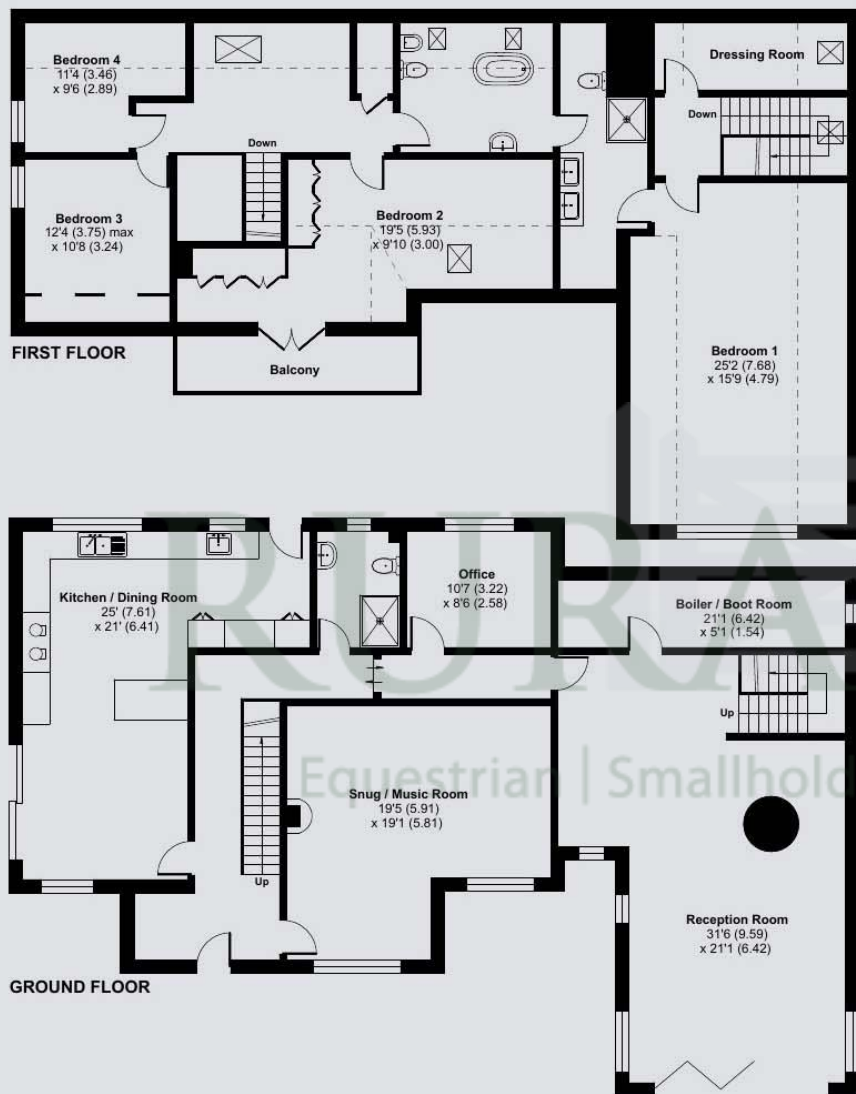
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made 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 **HIGH BARN FARM KENNELS & CATTERY** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have 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.

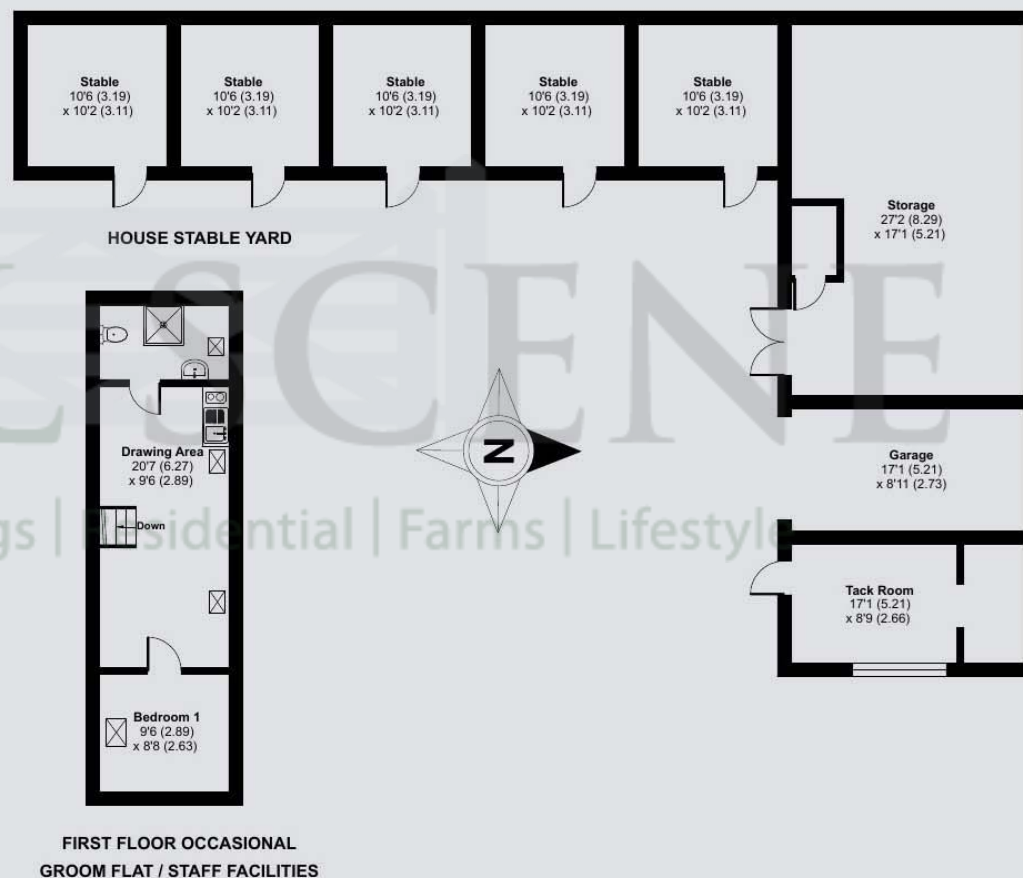




Denotes restricted head height

Approximate Area = 2957 sq ft / 274.7 sq m  
 Limited Use Area(s) = 363 sq ft / 33.7 sq m  
 House Stable Yard = 1483 sq ft / 137.7 sq m  
 FF Occasional = 338 sq ft / 31.4 sq m  
 Total = 5141 sq ft / 477.5 sq m

For identification only - Not to scale







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