

QUE SERA 46 Wartnaby Road, Ab Kettleby, Melton Mowbray, Leicestershire LE14 3JJ

Offers Over £995,000



- Executive Detached Four Bedroom Family Home
- Ideal for Equestrian or Smallholding Use ● Approx. 4.5 Acres In All
- Planning Permission Approved for c. 50m x 30m Manège, American Barn, Hay Barn & Horse Walker
- Large Driveway with Ample Parking and Space for 7.5 tonne Lorry ● Good Outriding/Bridleways
- Village Location with Good Access to Roads Network ● No Upward Chain
- Good Choice of Local Schooling

REF AR8071

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Melton Mowbray 3 miles • Loughborough 13 miles • Nottingham & Grantham 17 miles

A spacious and well-presented four bedroom detached family home, set in approx. 4.5 acres with formal gardens front and rear, ample parking and planning permission in place for a range of equestrian facilities, in an accessible village location.

Ab Kettleby is a village which offers a pub and well regarded primary school. The nearby market town of Melton Mowbray offers a wider range of facilities, whilst the city of Nottingham is easily accessible. The property has good hacking straight from the door on quiet country lanes and bridlepaths. There is good access to some of the major show centres ie Arena UK, Vale View, Aylesford XC and Newbold Verdon to name but a few.

The vendors inform us that the paddock to the rear was home to the famous racehorse Dessert Orchid (Dessie) during his retirement.

For those wishing to commute by train, London's Kings Cross Station can be reached from Grantham or London St Pancras from Nottingham. There are a number of excellent private schools locally, in Nottingham, Loughborough, Oakham and Uppingham.

The property is now offered for sale due to a downsize.

## THE RESIDENCE

A four bedroom detached house benefitting from uPVC double-glazing and mains gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into a spacious **Entrance Porch/Boot Room** with stone tile flooring, that leads on into an Inner Hallway with stairs rising to the **First Floor**, a **Cloakroom** with WC and wash hand basin, and double doors leading into the **Living Room** which is a large and spacious room with full length windows to two aspects and a focal fireplace with cast iron insert, hearth and wooden surround.

A **Through Hallway** leads into the **Dining Room** which has windows looking out over the lovely gardens.

The **Kitchen/Breakfast Room** has a range of fitted base units with wooden worksurfaces, central island/breakfast bar, integral Neff dishwasher, electric oven, Esse Cooker (mains gas) with extractor, space and plumbing for tall fridge freezer. There are exposed ceiling beams.

A door leads to a **Side Entrance**, with a further door to the **Utility Room**, which has underfloor heating, a range of fitted units with worksurfaces, a butler-style sink, and an **Integral Double Garage** which has power, light and an up and over door.

To the **First Floor** a semi-galleried **Landing** has a range of fitted wardrobes to one wall and a window seat.





The **Principal Bedroom** has fitted wardrobes and an **Ensuite Shower Room** with wash hand basin, WC, shower cubicle, heated towel rail and tiling to the walls and floor. There are **Two Further Double Bedrooms**, one of which has fitted wardrobes, and **One Single Bedroom** currently utilised as an **Office**.

The **Family Bathroom** comprises a bath with shower off taps and screen, twin bowl basins in vanity unit, WC, heated towel rail and fitted linen cupboard with hot water tank.

### OUTSIDE, OUTBUILDINGS & LAND

From the road a gated driveway offers ample parking and turning space, including room for a 7.5 tonne horsebox, if required

The property sits within c. 0.5 acre of beautifully landscaped gardens. To the front these are mainly laid to lawn with a variety of trees and shrubs. A stone pathway has steps leading up to the front door and continues around both sides of the house to the rear, where there is a stone slab **Seating Area** and a **Patio Entertaining Area** with a **Pergola** and a **Hot Tub** (available by separate negotiation) and a **Car Port** to the side. There are two tiered lawns with trees, shrubs, fruit trees and raised beds, as well as a **Chicken Enclosure**.

A galvanised gate at the top end of the garden leads into the **Paddock Grazing Land** which includes a **Goat Enclosure**, and is mainly level/gently sloping pasture, divided into two fields with hedge boundaries and a water supply. To the top corner there is a small coppice and two dilapidated **Stables**.

A gravelled **Yard** comprises **Two Timber Stables** c. 12' x 12' (3.6m x 3.6m) both with EVA cushioned flooring, plus a **Further Loose Box** c. 14' x 12' (4.3m x 3.6m) with **Lean-to** for storage. To the rear there is a small **Hay Store** and a **Shed**.

A separate hardcore track, a little further along Wartnaby Road, provides a secure second access to the land.

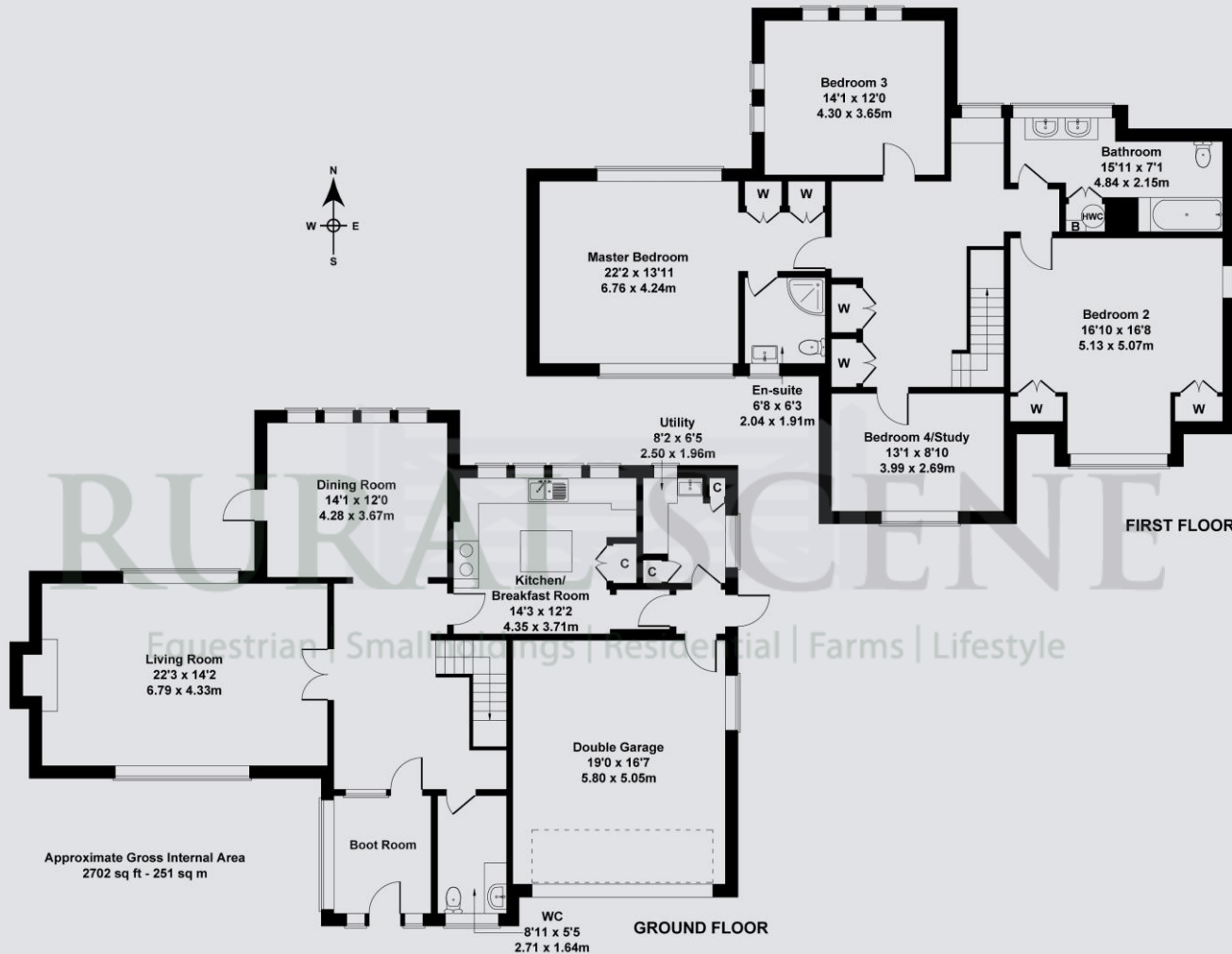
**IN ALL APPROX. 4 ACRES**  
**(About 1.6 Hectares)**

Agent's Note - Planning Permission was granted in September 2023, for the installation of equestrian facilities at the property which comprise an American barn, manège, horse walker and storage barn. Full details can be obtained from the Agent's, or via the Melton Borough Council planning portal under application number 23/00025/FUL.



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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

MELTON BOROUGH COUNCIL

**SERVICES**

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

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**DIRECTIONS**

From Melton Mowbray take the A606 Nottingham Road and follow for approx. 3.5 miles. Turn left onto Wartnaby Road, signposted Wartnaby Village Centre. Continue along and no 46 is the second to last house on the right-hand side.

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