



**Newbold Grange Farm, Burrough On The Hill**

Offers in excess of  
**£1,150,000**



**Newbold Grange Farm  
Newbold Lane  
Burrough On The Hill  
Melton Mowbray  
LE14 2QY**

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**Distance from places**

**-7 miles from Oakham**

**-6 miles from Melton Mowbray**

**-18 miles from Market Harborough (London St P)**

**-16 miles from Leicester (London St P)**

Well positioned traditional Farmhouse offering far reaching views over its own land and countryside beyond.

Boot room, Kitchen, Pantry and Cellar, Dining room, Reception room, Sitting room and Conservatory, Principle bedroom with en-suite/Jack & Jill Bathroom. Three further bedrooms & family bathroom. Traditional buildings with 11 stables, tack room. Modern agricultural buildings extending to approximately 6,342 square feet Mature gardens, Paddocks and Grazing land - In all about 20 acres (8.1 hectares).







### **Situation**

Surrounded by open countryside Newbold Grange sits outside the village of Burrough-on-the-Hill. Close to the Rutland County Town of Oakham which provides a range of shopping and leisure facilities together with trains to Leicester.

Leicester provides a range of shopping, leisure and commercial facilities. Main line rail services to London St Pancras International from both Market Harborough and Leicester with travel times of less than an hour. Notable schools in the area include preparatory schools at Witham Hall and Oakham with secondary at Oakham, Uppingham, Stamford and Oundle.

Leisure facilities are immediately on hand with a good selection of bridle paths with sailing and water activities available at Rutland Water and golf at a variety of nearby clubs.

### **Property**

Set in a outstanding rural position with fabulous southerly views over its own land and beyond. Newbold Grange offers a true rural idyll. Thought to date back to the 18th Century, the farmhouse is a Leicestershire longhouse of stone and brick elevations under a slate roof. The property is unlisted and provides a wonderful opportunity, subject to planning, to be modernised and enhanced.



## Services

Mains water and three phase electricity is understood to be connected. The property has a oil fired AGA and central heating system, and foul drainage is to a septic tank.

## Viewings

The property may only be inspected by prior appointment through the Joint Selling Agents:

-Shouler & Son

01664 560181

-Rural Insight Land & Development

01664 778778

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray LE13 1GH. Telephone - 01664 502502

## Method of Sale

Freehold for sale by a private treaty.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
		28	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Kitchen



Living Room



Double Bedroom



Conservatory





Porch



Double Bedroom

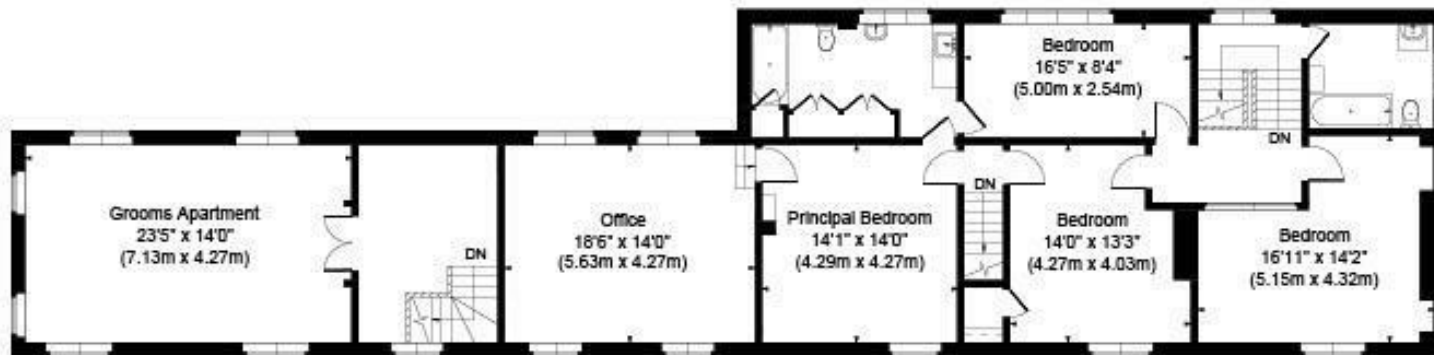


Family Bathroom

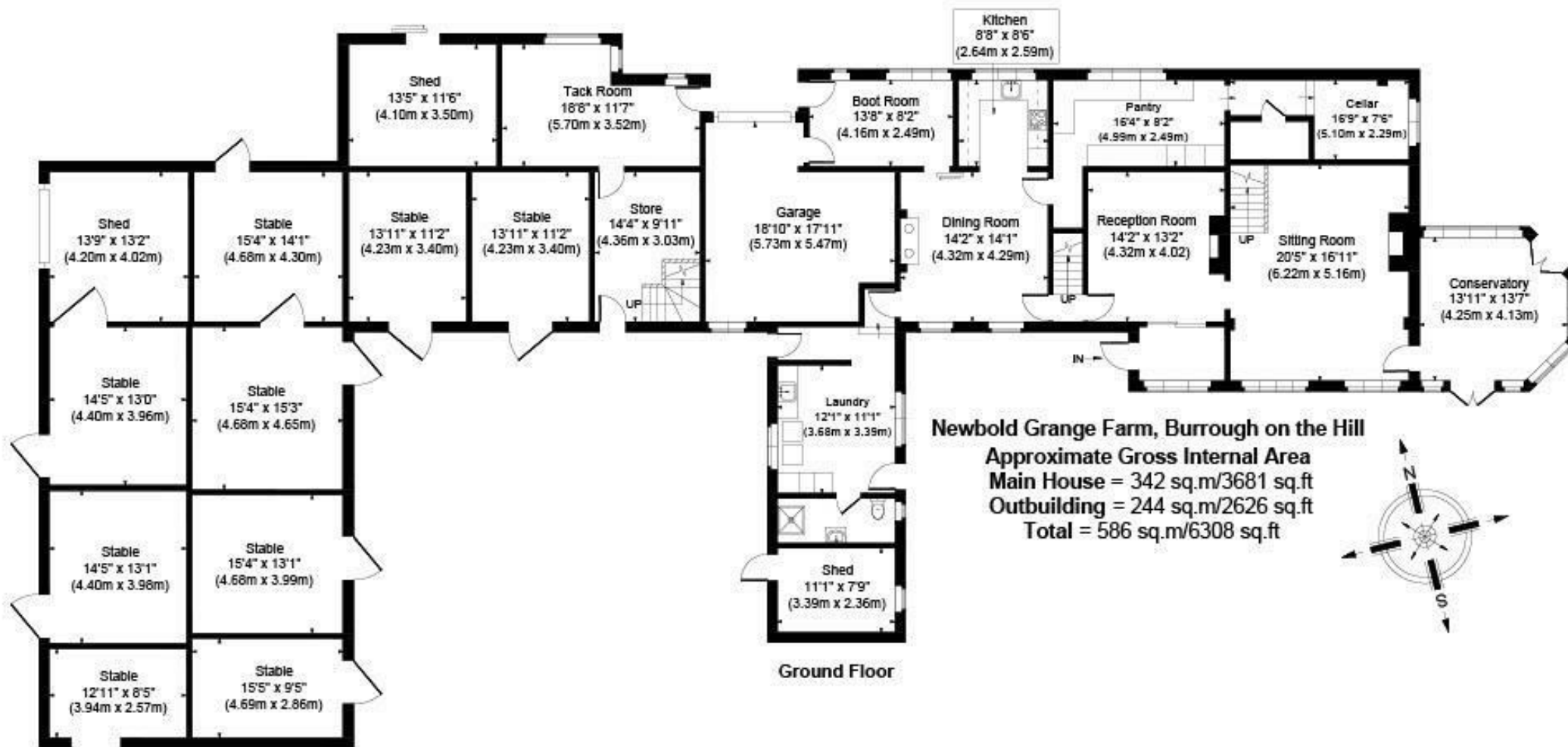


Rear Aspect





First Floor



Ground Floor

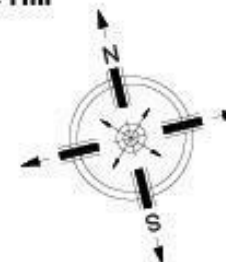
**Newbold Grange Farm, Burrough on the Hill**

Approximate Gross Internal Area

Main House = 342 sq.m/3681 sq.ft

Outbuilding = 244 sq.m/2626 sq.ft

Total = 586 sq.m/6308 sq.ft



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.

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**Newbold Grange Farm, Burrough on the Hill**  
**Approximate Gross Internal Area = 775 sq.m/8342 sq.ft**

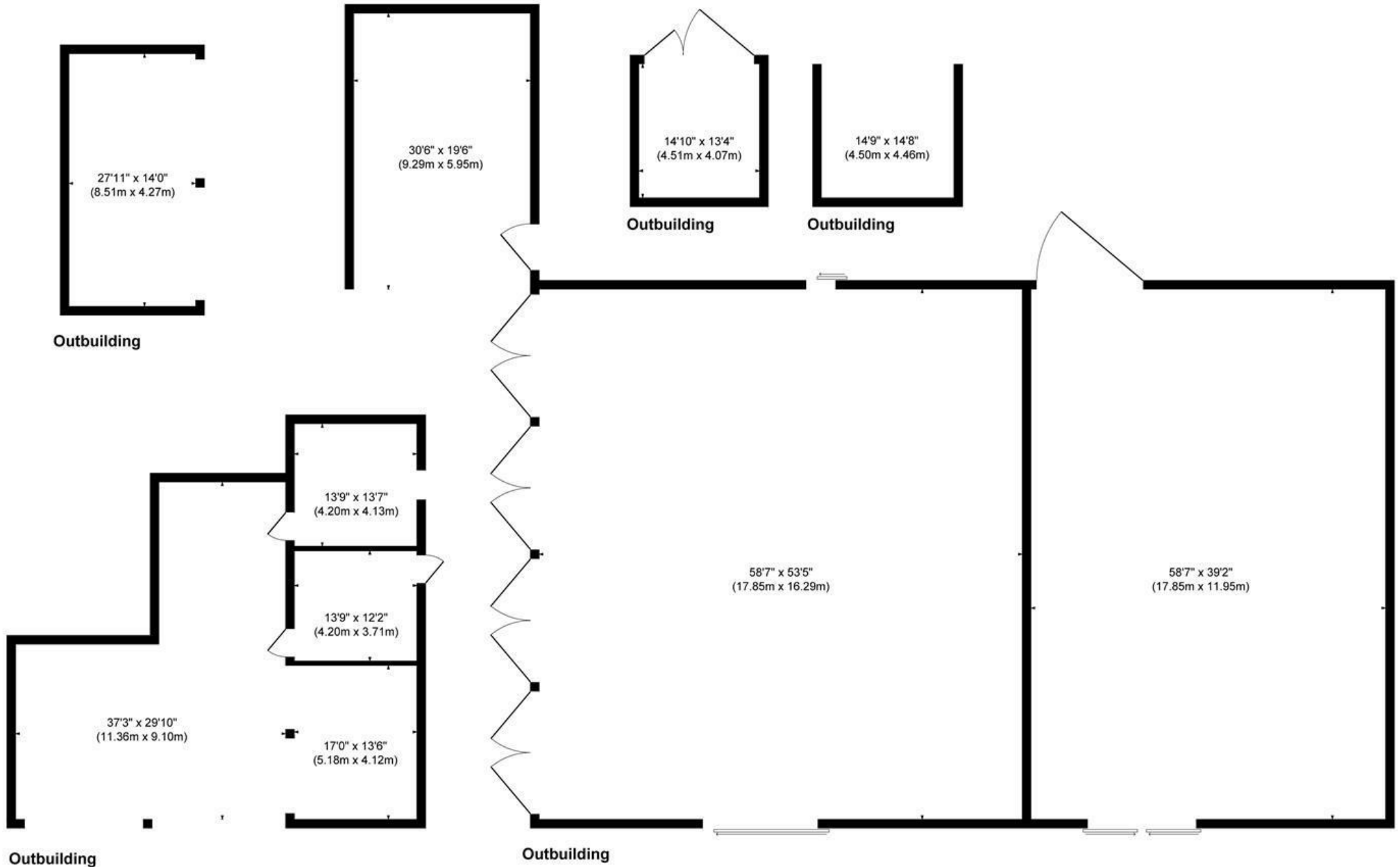
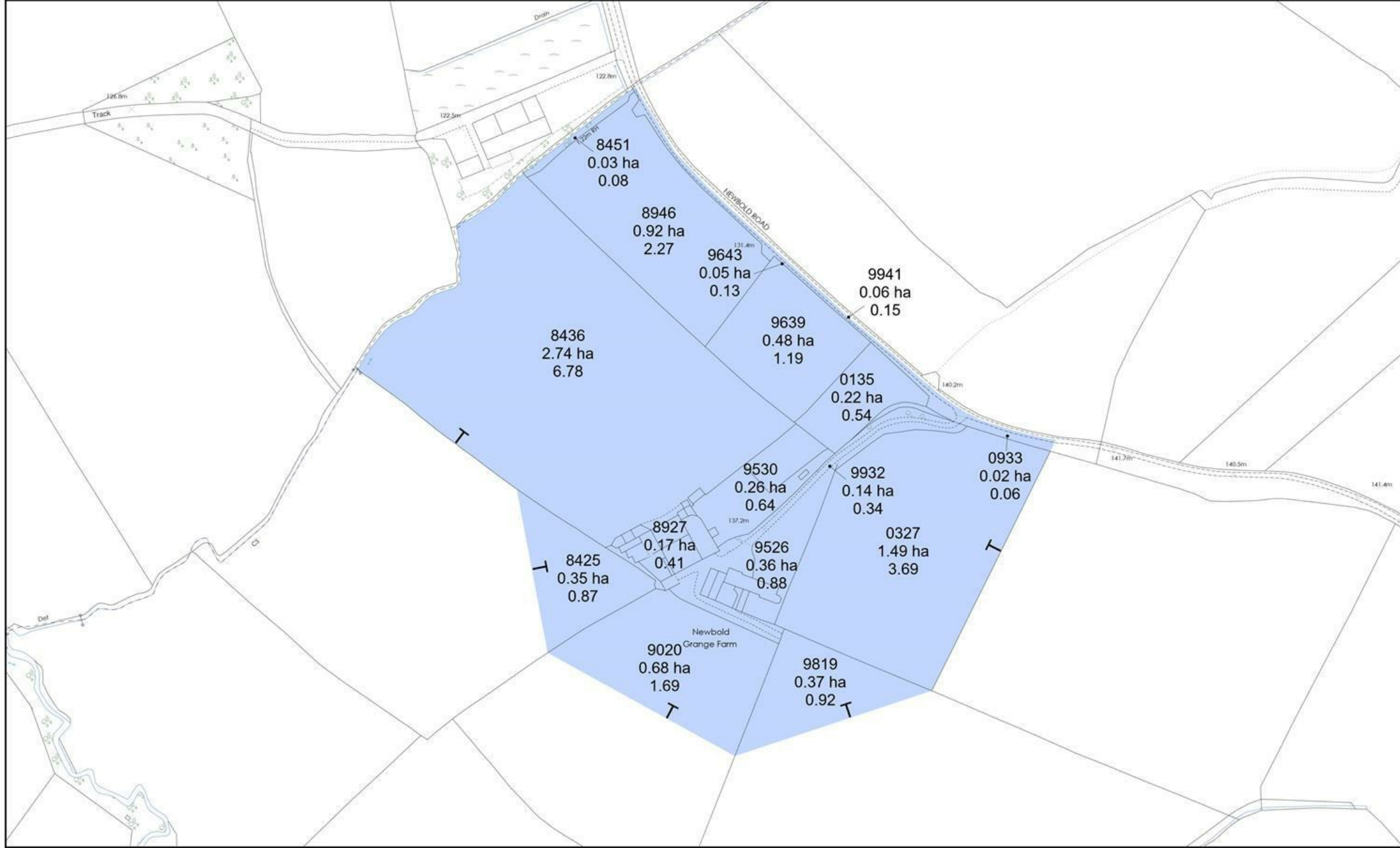


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**Newbold Grange Farm**



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Drawing No. V15147-02 Date 19.02.24

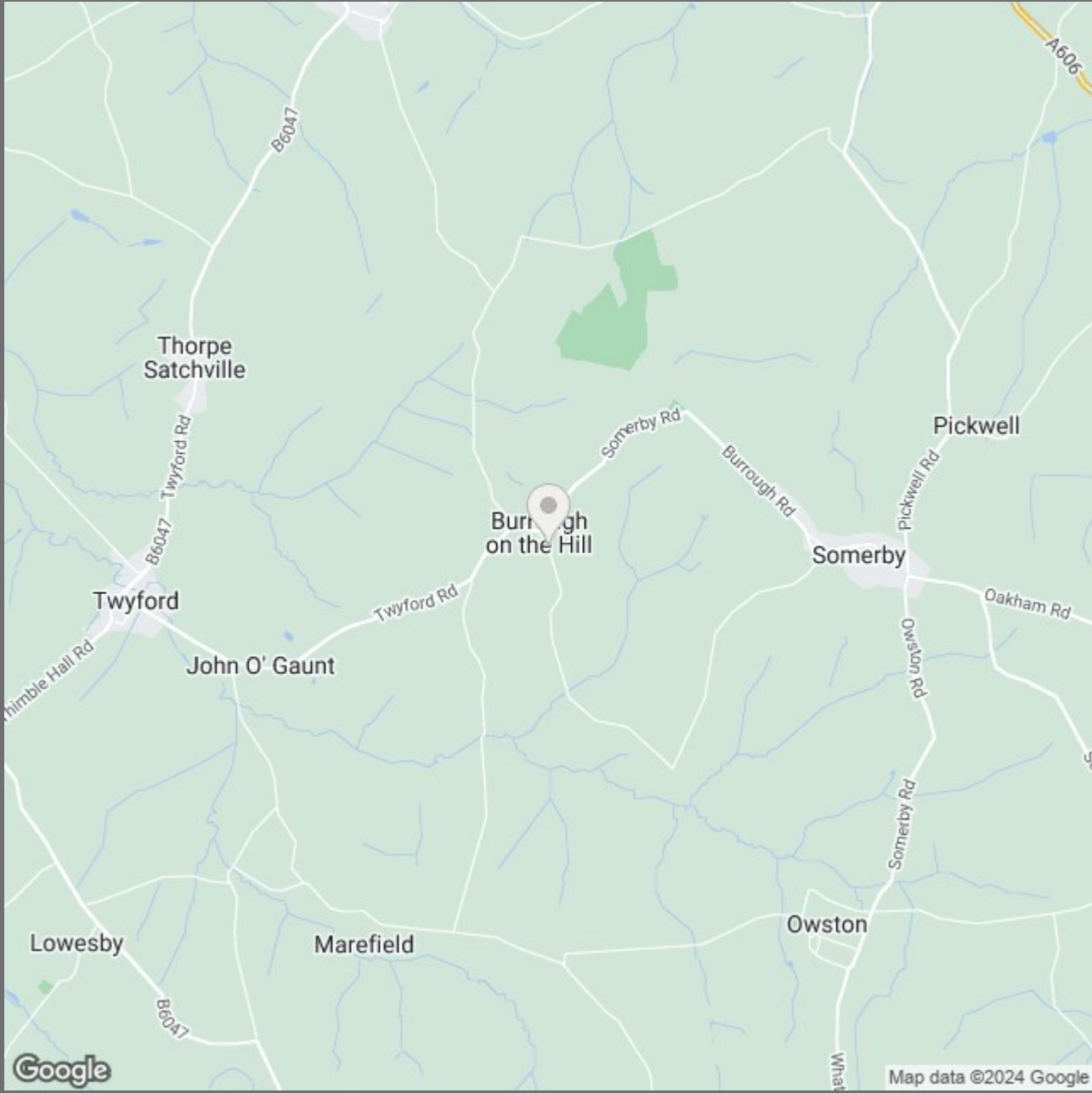
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Scale  
1:2,000 @ A4

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**RURAL INSIGHT**  
Land & Development









Entrance From The Road



Views



Driveway

- **Approximately 20 acres**
- **Four Bedrooms**
- **11 Stables**
- **Outbuildings**
- **Outstanding Views**
- **Grazing Land**





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