



Autumn Chase Pasture Lane, Hose,
Leicestershire, LE14 4LB

£595,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Part Attached Barn Conversion
- In The Region Of 1,400 Sq.Ft.
- Includes 6 Acre Paddock
- Versatile Living
- Semi Rural Setting
- Accommodation Over 2 Floors
- Formal Westerly Facing Gardens
- Ample Off Road Parking & Double Garage
- 3 Beds 3 Receptions
- Ideal Equine Purchase

A fantastic opportunity to purchase an individual conversion of a part attached, former period barn, which has been sympathetically renovated and extended to provide a good level of accommodation approaching 1,400 sq.ft. and offering the ability to be utilised as both single or two storey home, potentially providing up to three bedrooms and three receptions. The property occupies a delightful semi rural setting on the outskirts of this popular village of Hose, having an established, westerly facing garden, a good level of off road parking and detached double garage.

The barn also benefits from the unusual addition of a six acre paddock which is located literally on the opposing side of pasture lane, opposite the dwelling. This in turn makes it ideal for the equestrian user looking for a more manageable but interesting home with a well maintained paddock within a few steps of the house.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

HOSE

Hose is a particularly sought after village nestled in the Vale of Belvoir and equipped with local amenities including public house, primary school, village hall, church and shop. Further services can be found in the nearby market towns of Bingham and Melton Mowbray.

A COTTAGE STYLE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO;

INITIAL ENTRANCE HALL

11'4" max x 5'9" max (3.45m max x 1.75m max)

Having spindle balustrade staircase rising to the first floor landing, tiled floor, deep skirtings and architrave, useful under stairs storage cupboard and, in turn, further doors leading to:

SNUG

11'10" x 9'9" (3.61m x 2.97m)

A versatile reception currently utilised as a pleasant snug or alternatively would make a formal dining or home office, having oak effect flooring, double glazed window to the front and double doors leading through into:

MAIN SITTING ROOM

19'3" x 11'5" (5.87m x 3.48m)

A well proportioned, light and airy reception benefitting from windows to three elevations

including French doors leading out into the rear garden with pleasant views across adjacent fields beyond. The focal point to the room is an attractive Minton style finished stone fire surround and mantel with raised hearth and inset open grate. The room having continuation of the oak effect flooring, deep skirtings, coved ceiling and a further door returning to the initial entrance hall.

From the initial entrance hall a stable door gives access into:

KITCHEN

16'2" x 10'4" max (4.93m x 3.15m max)

The room having a delightful aspect across the rear garden and open fields beyond, the kitchen being fitted with a generous range of contemporary gloss fronted wall, base and drawer units with two runs of granite preparation surfaces, having undermounted sink with brush metal swan neck mixer tap and tiled splash backs, integrated appliances including fridge, dishwasher and microwave, space for free standing cooker, floor standing range, tiled floor, double glazed window and stable door into the garden.

Returning to the initial entrance hall and open doorway leads through into:

INNER HALLWAY

10' max x 7'11" max (3.05m max x 2.41m max)

An L shaped space having continuation of the tiled floor, deep skirtings and architrave and, in turn, further doors leading to:

DINING ROOM

15'8" x 9'10" (4.78m x 3.00m)

A versatile, well proportioned reception currently utilised as formal dining and office space but being a good sized room would make an additional sitting room or even a ground floor bedroom if required. The room having continuation of the tiled floor, deep skirtings, corniced ceiling and double glazed French doors into the garden.

BEDROOM 2

11' x 9'11" (3.35m x 3.02m)

A ground floor double bedroom having aspect to the front with double glazed window.

BATHROOM

9'7" x 5'8" (2.92m x 1.73m)

Tastefully appointed having a modern suite comprising P shaped shower bath with curved glass screen, chrome mixer tap, wall mounted shower mixer and rose over, close coupled WC, vanity unit with inset washbasin with chrome mixer tap, fully tiled walls and floor, contemporary towel radiator, built in airing cupboard and double glazed window to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING AREA

Having doors leading, in turn, to:

BEDROOM 1

12'6" x 12'5" (excluding eaves) (3.81m x 3.78m (excluding eaves))

A well proportioned light and airy double bedroom affording fantastic panoramic views to the rear, having part pitched ceiling, a good level of integrated storage, sealed unit double glazed window and a further door leading through into:

ENSUITE SHOWER ROOM

12'11" max into eaves x 8'9" (3.94m max into eaves x 2.67m)

Having suite comprising shower enclosure with glass screen and wall mounted electric shower, close coupled WC and pedestal washbasin and pitched ceiling with skylight and open views to the rear.

BEDROOM 3

13' to eaves x 12'4" (3.96m to eaves x 3.76m)

A double bedroom having pitched ceiling, under eaves access, additional built in airing cupboard and double glazed window to the side.

EXTERIOR

The property occupies a deceptive plot comprising a formal garden surrounding the barn itself and, on the opposing side of the road, the addition of a level grass paddock which extends to approximately 6 acres. The property is set back from the lane by an open plan frontage with a tarmacadam entrance leading, via a pair of timber gates, onto a substantial block set driveway which provides a considerable level of off road parking and, in turn, leads to a detached brick and pantiled double garage. The rear garden offers a good degree of privacy and benefits from a delightful westerly aspect across to adjacent fields, having a block set terrace leading to the rear of the house and which links back into the two main reception rooms, the majority of the garden being laid to lawn but well stocked with an abundance of trees and shrubs. To the rear of the garage a small vegetable garden encompasses an aluminium framed greenhouse and oil tank and gives access up to the loft storage above the garage. This area also encompasses the private drainage system for the property.

DOUBLE GARAGE

22'11" deep x 17'3" wide (6.99m deep x 5.26m wide)

Having electric, double width, up and over door, power and light, storage in the eaves, window and pedestrian door to the side.

PADDOCK

As well as the formal gardens the property offers the unusual benefit of a level grass paddock which extends to just in excess of 6 acres with access directly off Pasture Lane, the paddock accessed literally 45' from the property. This in turn provides a fantastic opportunity for equestrian users looking for an interesting but more manageable home with a good level of suitable grazing.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property has mains electricity and water. It has its own private drainage system (septic tank) and central heating is oil fired. (information taken from Energy performance certificate and/or vendor).

An adjacent property has planning approval for conversion of an outbuilding to an Annexe, We don't believe this will be detrimental to Autumn Chase and is not immediately visible from the property. Further details can be found on Melton Borough Councils planning portal under reference:- 22/01327/FULHH.

Please note the property and paddock are on separate titles.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>









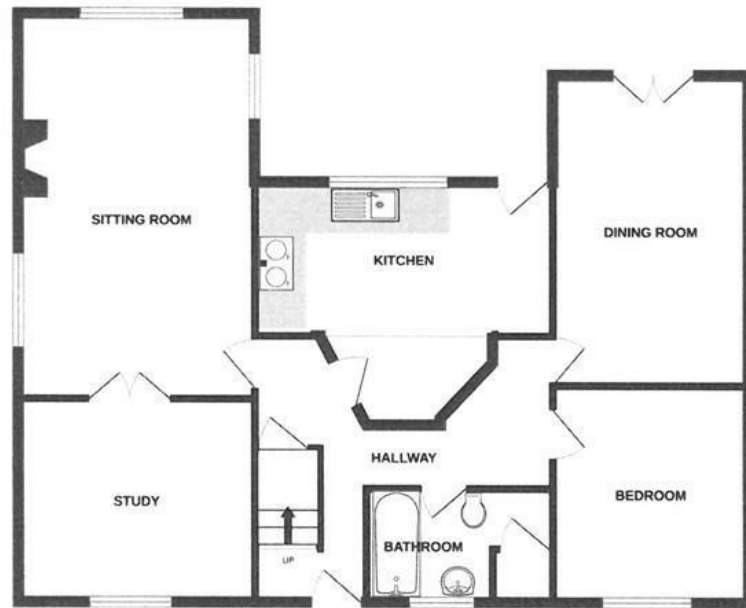








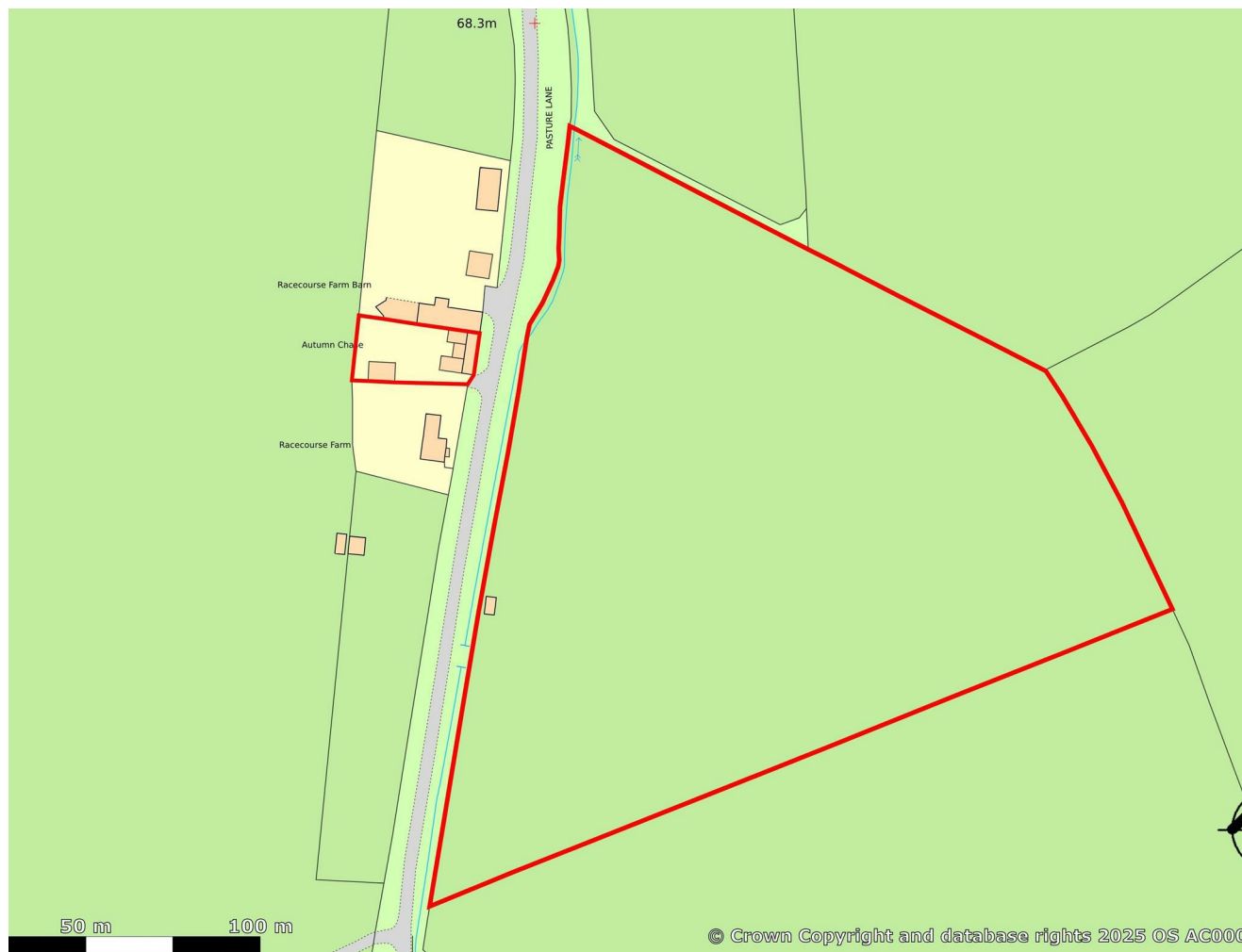
GROUND FLOOR



1ST FLOOR

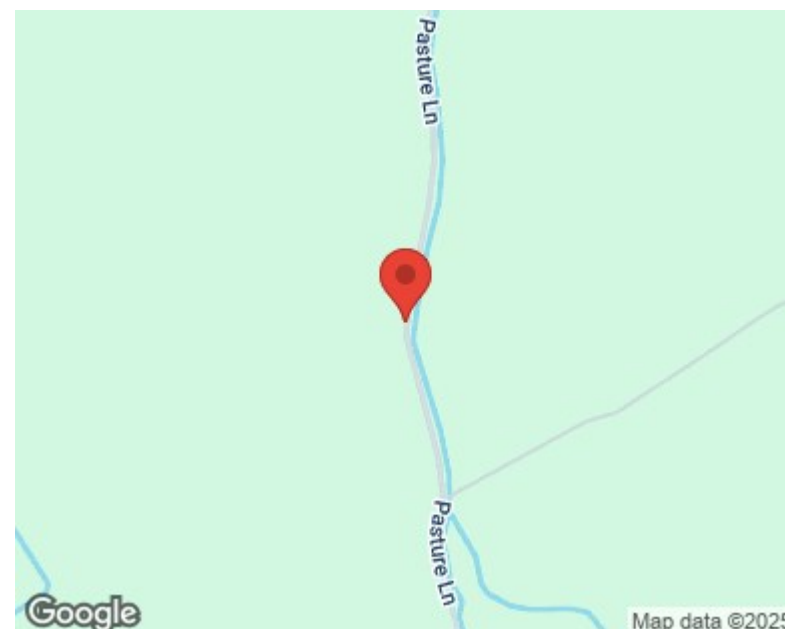


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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