



The Charter House, Church Street, Appleby Magna, Derbyshire, DE12 7AN

HOWKINS &  
HARRISON







# The Charter House, Church Street, Appleby Magna, Derbyshire, DE12 7AN

Guide Price: £1,600,000

We are delighted to offer for sale, a fine Georgian former farmhouse with detached studio, entertainment barn, heated outdoor swimming pool, triple garage and formal gardens. The total site of 19 acres includes formal lawns, a former tennis court, paddocks, stables with nine loose boxes and field. The main residence incorporates four generous double bedrooms, three bathrooms, three large reception rooms, a farmhouse kitchen with pantry and cellar. Located on the fringe of Appleby Magna village, ideal for commuting via the A42 motorway.

## Features

- Character property with paddocks and stables
- Four generous double bedrooms
- Three bathrooms
- Three large reception rooms
- Farmhouse kitchen
- Outdoor, heated swimming pool and games room
- Separate studio and triple garage
- Gardens, grounds and paddocks totalling 9 acres





## Location

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the midlands cities, Birmingham, Coventry, Derby and Leicester. Within walking distance of the property you will find several public houses, post office/convenience store and Sir John Moore school rated outstanding by Ofsted. There is an excellent range of independent schools available further afield including Twycross House, Dixie Grammar School of Market Bosworth and Repton school. Country pursuits to be enjoyed in the area include walking, horse riding, a water park, golf and tennis.

## Travel Distances

M42 - 1 mile

Ashby de la Zouch - 6 miles

East Midlands Airport - 15 miles

Birmingham Airport - 22 miles

Nottingham - 28 miles

Leicester - 23 miles

Birmingham - 25 miles

## School Distances

John Moore Foundation - 500 m

Twycross School, - 4.5 miles

Dixie Grammar School - 10 miles

Repton School - 13 miles













## Description

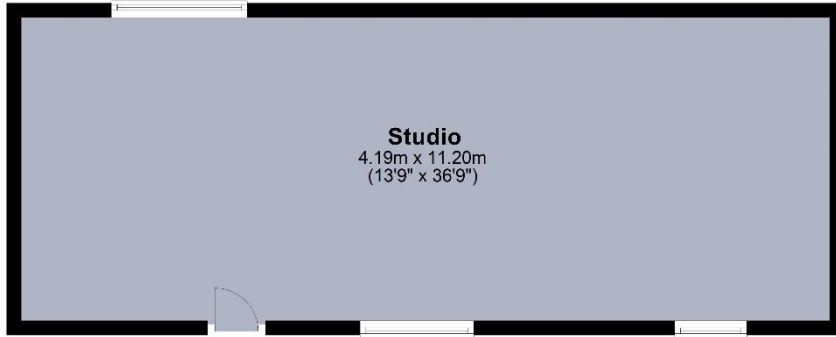
The Charter House is a handsome and impressive Georgian, former farmhouse dating from approximately 1820 with modern additions. The property offers a traditional white wash finish with multi-pane windows and part ivy clad walls surrounded by shaped lawns and mature trees providing ample screening. Approached over a cattle grid driveway which in turn leads to a sweeping parking apron with hardstanding and a detached three-car garage with dovecote over. To the rear there is an outdoor heated swimming pool with block brick patio along with a converted barn having a bar and changing facilities. The outdoor space extends to include a traditional pub room and boiler house also having the added benefit of a phase 3 electric supply. Located within the gardens and grounds, is a separate detached brick and tile traditional studio which would make an ideal remote office/cinema room/gym. Finally, there is a formal grass tennis court with beach hedging.

In total, the living accommodation of the main residence extends to 3000 sqft plus a bar and changing rooms alongside a 500 sqft studio, formal gardens, stables and paddocks extending to nine acres.

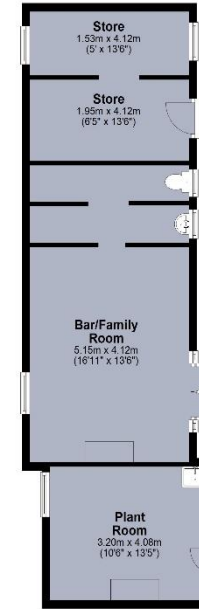
Very rarely does such a stunning and unique family home with acreage come to the open market, internal inspection is strongly recommended.



### Ground Floor



### Ground Floor



The Bar

### Ground Floor







## Accommodation Details

A traditional entrance door flanked by twin multi-glazed windows and a generous canopy, leads into the entrance hall. A traditional staircase rises off to the first floor landing, a cloakroom WC and cellar is beyond. On either side of the entrance door there is a generous 25ft drawing room and separate dining room, both enjoying a dual aspect of the gardens and grounds to the rear, a large snug with fireplace and French door leading onto the patio and pool area. Finally on the ground floor is a kitchen/breakfast room with pantry utility and ground floor WC.

To the first floor, doors lead off the landing to four generous double bedrooms, including a master with en-suite facilities, a walk-in closet and a modern wet room/WC together with a large family bathroom and separate WC suite.







## Outside

The driveway leads to a large tarmac parking apron and turning area in front of the triple-door detached garage with dovecote over. To the rear of the property is a large block brick patio, and heated outdoor swimming pool, shaped lawns with floral beds and borders, specimen trees and beach hedging, dividing the formal lawn tennis court. Also fronting the large block brick patio, making the space ideal for outdoor dining and entertainment, is a separate detached former barn. Currently used as a bar and family area with changing facilities and the pump room/boiler house. Finally, within the formal gardens which extend to approximately 4.75 acres there is a separate detached 500sqft studio building that would ideally convert, subject to appropriate consent, into an annexe/ gymnasium/games room or cinema room.

Adjacent to the garage is a holding paddock, which in turn leads to 9 recently re-roofed loose boxes with direct access onto paddocks, extending to approximately 4.27 acres or thereabouts.

A further ten-acre field is available by separate negotiation (ask for details) this is currently let on an agricultural tenancy until the 29th September 2024.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

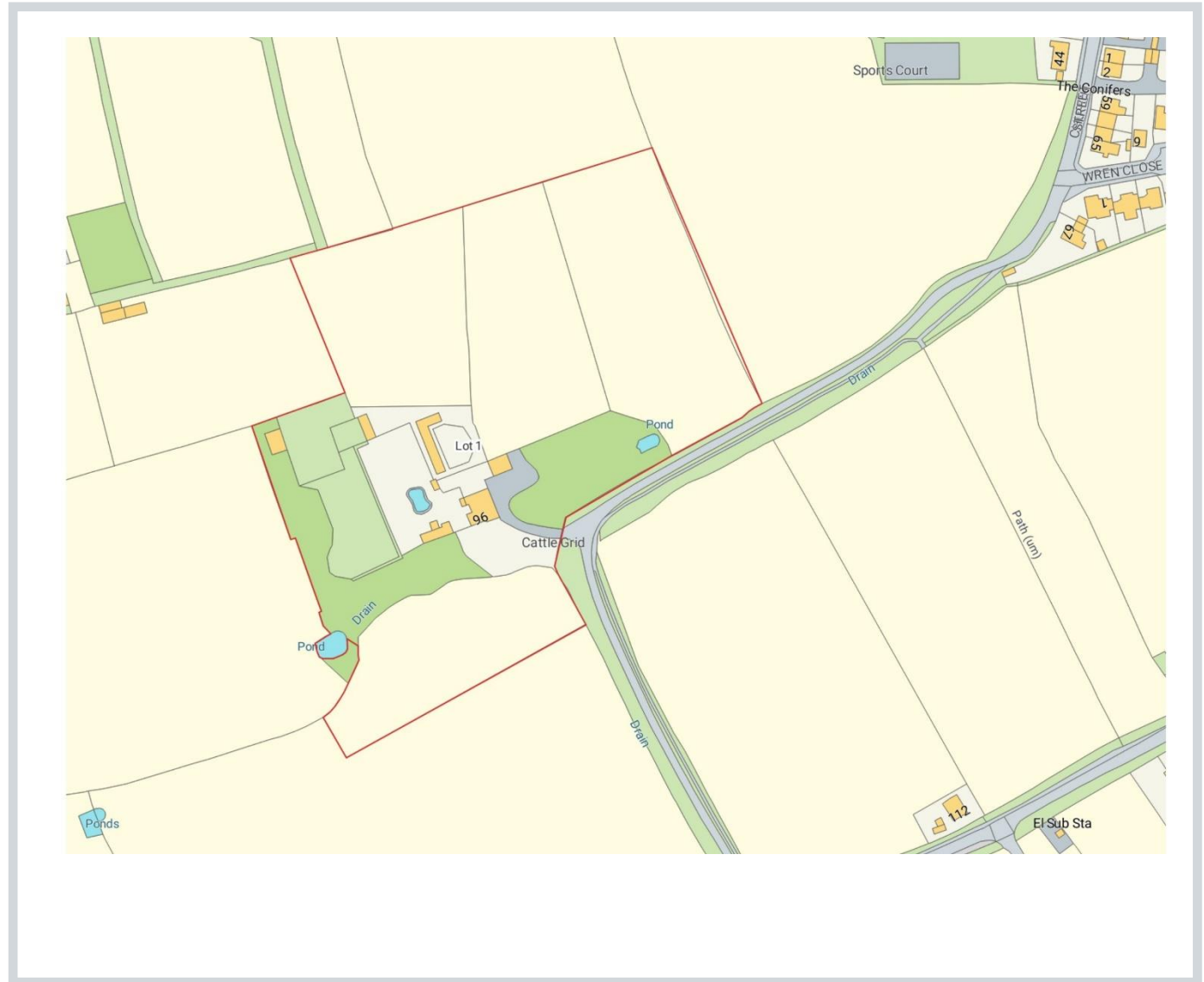
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

We understand the property has private drainage which may not comply with current legislation and that our clients are currently engaging with contractors to obtain quotes to ensure future compliance.

## Energy Rating

TBC



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

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