



Manor House Farm, Measham Road, Snarestone, DE12 7DA

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON



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A rare opportunity to acquire this extensive and well-appointed Grade II listed period home.

Manor Farm is situated in a delightful rural position on the edge of the sought-after village of Snarestone, Leicestershire. Offering far reaching rural views and a range of buildings and land the internal accommodation boasts an array of living space and set out over three-floors comprising three/four sizeable reception rooms, large breakfast kitchen, six bedrooms, four of which have access to their own en suite bathrooms as well as a versatile cellar room.

Externally the property is set within 4.8 acres and surrounded by countryside, additionally there's a separate one level annex and a converted outbuilding used as an ideal home office.

An internal viewing is highly recommended.

Features

- Grade II Listed period family home
- Six double bedrooms with four en suite bathrooms
- Separate annex for multi-generational living
- Three reception rooms plus cellar/bar room
- Gardens, plus land extending to 4.8 acres
- Workshop/barn measuring 46'2 x 33'11' with 3-phase electricity supply and solar array on the roof with FIT
- Open fronted garaging/storage building approximately 8.4m x 11.0m (27' x 36')



Location

The property is located in the village of Snarestone and just a short distance from the historic market town of Ashby de la Zouch and the town of Measham.

Measham provides local amenities with convenience stores, pubs, and a Primary School. More extensive amenities can be found in Ashby de la Zouch with restaurants, bars, supermarkets, and boutique clothing shops. There is also a well-regarded Coaching Inn (The Globe) in Snarestone which offers a bar, lounge and restaurant. Snarestone also benefits from a Primary School.

The property is well located to major road networks with the A42 junction 12 just 3.5 miles to the North, making Snarestone a desirable commuter location for Birmingham, Leicester, Derby, and Loughborough.

Travel Distances

- A42 - Junction 12 – 3.9 miles
- Tamworth railway station - 12 miles
- East Midlands airport - 16 miles
- Loughborough - 11 miles
- Derby - 28 miles
- Birmingham airport - 24 miles

School Distances

- Twycross House School – 3.1 miles
- Foremarke Hall Preparatory School – 6.3 miles
- Dixie Grammar School – 8.2 miles
- Repton School - 16 miles
- Loughborough Schools Foundation – 19 miles





Accommodation Details – Ground Floor

The property can be found set back from the road behind wrought iron electronically operated gates, from here a tarmac driveway stretches down to join a gravel drive that leads to the main residence and opens out into a sizeable parking apron. The traditional front door is set within a pedimented doorcase and opens into a reception hall with a straight flight staircase rising to the upper floors. Off the hall are two formal reception rooms each with feature fireplaces and views overlooking the front elevation; a conservatory is accessed off one reception room which has its own staircase leading down to a versatile cellar/bar area. The breakfast kitchen can be found towards the rear of the property and offers a range of floor and wall mounted units alongside ample work surfaces and integrated appliances. Directly off the kitchen is a good sized living/dining snug with external door, an additional utility room with a range of fitted units and a sink can also be accessed from here. To complete is a generously sized rear hallway that provides access directly into the rear courtyard as well as a ground floor WC and large store.

First & Second Floors

The straight flight staircase rises to a first floor landing where you can find three of the six double bedrooms including a superb master suite with large dressing area with twin walk in fully shelved clothing cupboards and a spacious en suite shower room. Bedrooms two and three also have access into their own en suite whilst overlooking the front elevation offering views down into the gardens and grounds.

A second staircase can be found at the front of the first floor landing which leads up onto the second floor landing. From here there are an additional three double bedrooms, one of which has access into its own walk-in wardrobe and en suite bathroom.





Outside

Across the courtyard and adjacent to the main residence you will find a separate barn which has been converted into a home office and self-contained one bedroom annexe. The annexe possesses a sizeable open plan living/dining/kitchen as well as a good sized double bedroom and three piece family bathroom. The additional room can be accessed independently and would make the ideal home office. The courtyard leads out onto 4.8 acres of pasture land adjoining the garden along the southern boundary. The roadside boundary has the benefit of a mature stretch of woodland down to the northern boundary of the land. The pasture land will be mown for hay over the coming months. The pasture land is suitable for a variety of uses including equestrian subject to obtaining any necessary planning consent.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison
Tel: 01530-410930

Fixtures and Fittings

Only the 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

The property is connected to mains water, mains electricity and mains drainage. There is no gas available at the property.

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.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax - Band G

Energy Rating - exempt Grade II listed



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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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