



Manor Farm Farmhouse Measham Road, Snarestone, Leicestershire, DE12 7DA Guide Price £1,200,000

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/bar area. Externally the property is set within 4.5 acres and surrounded by countryside, additionally there's a separate one level annexe and a converted outbuilding used as an ideal home office. An internal viewing is highly recommended.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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

SCHOOLS

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 the electric gates a tarmac drive 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 cupboard/ heating boiler area.

FIRST AND 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 and twin walk in fully shelved clothing cupboards as well as 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, GARDENS AND GROUNDS

To the outside the property is surrounded by extensive gardens alongside a large courtyard, separate annexe and workshop/barn with 3-phase electricity supply as well as solar array and accompanying feed-in tariff. The courtyard leads out onto 3.3 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 is suitable for a variety of uses including equestrian subject to obtaining any necessary planning consent. In addition and adjoining the main residence is a large storage building that would be ideal for further parking/garaging.

DETACHED ANNEXE AND HOME OFFICE

Across the courtyard and adjacent to the main residence you will find a separate barn that's 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.

Viewing Arrangements

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

Please ask for Anna Meynell or Matthew Holden

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - G

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

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.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

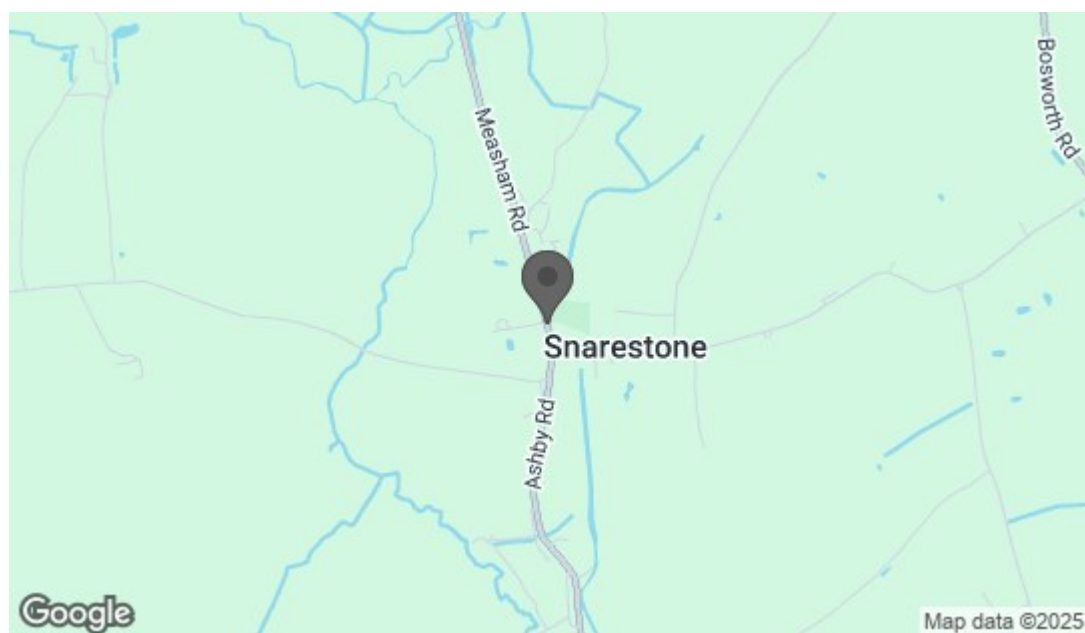
Important Information

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.

Access

A right of way is granted from the road along the tarmac driveway to join the properties ownership boundary at the gravel drive.





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