



Keepers Cottage, Nottingham Road, Lount, Leicestershire, LE65 1SD

HOWKINS &
HARRISON



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Nottingham Road, Lount,
Leicestershire, LE65 1SD

Guide Price: £1,650,000

Offering far reaching rural views of the surrounding Leicestershire countryside, Keepers Cottage presents a rare opportunity to acquire an immaculately presented and extensive family home with a detached annexe (income potential) and an extensive range of buildings.

Boasting just under 4100sqft in total of versatile living space with the main residence arranged over two-floors, the property briefly comprises of three sizeable reception rooms, an open plan dining/kitchen, three bedrooms and two bathrooms. Externally the property really comes to life, being set within 5 acres of ground surrounded by the National Forest and the privately owned Staunton Harold estate.

Additionally the property offers a range of outbuildings including a Prime Oak building comprising a carport and office, detached one bedroom annexe, stable block, workshops and car port.

Viewing is highly recommended.



Location

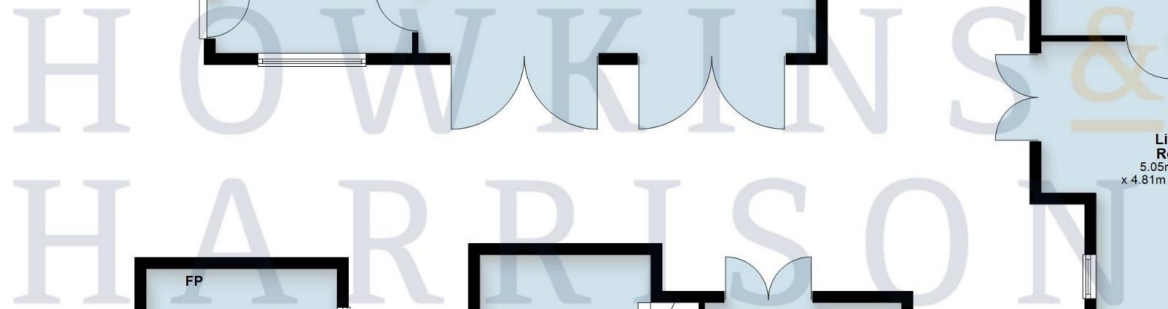
Keepers Cottage is positioned in the middle of the National Forest approximately half a mile away from the hamlet of Lount, two miles north east of the popular market town of Ashby de la Zouch, offering an extensive range of local amenities and facilities and south of the South Derbyshire town of Melbourne. This popular residential hamlet is located off the A42 dual carriageway, ideal for commuters with available road links close by and within walking distance of Staunton Harold Hall with its boutique shops, gardens, grounds and forest walks. The hamlet boasts a popular public house with nearby footpaths into Staunton Harold woodland and parkland, ideal for dog walkers and country lovers alike.



Main Residence - Accommodation Details – Ground Floor

A canopied entrance porch covers the main entrance which leads directly into the main reception hallway with a straight flight staircase rising to the upper floor. Doors lead off the hall to two formal reception rooms, each of which are a good size and benefit from views overlooking the surrounding gardens. Continuing down the entrance hallway the property opens into an open dining/kitchen fitted with quality Devol units, Silestone work surfaces, electric Aga and a range of integrated appliances. To complete the ground floor there is an additional utility room with a range of fitted units, cloakroom WC and large store cupboard.

Approx. 229.3 sq. metres (2467.8 sq. feet)



This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate; no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



First Floor

The staircase rises from the main entrance hall to the first floor landing, doors lead off to:- three excellent size double bedrooms all of which have a range of fitted wardrobes, the main bedroom offers a dressing room and a juliet balcony/windows to the rear elevation, enjoying views over the gardens and countryside beyond. Bedroom two has its own ensuite shower room. The main family bathroom comprises of a large walk in shower and traditional cast iron bath.

Features

- Immaculately presented family home
- Versatile accommodation, just under 4100sqft
- Direct access to 200+ acres of horse riding/cycle paths and walking routes
- Set within 5 acres of Leicestershire countryside
- Detached Annexe with planning permission
- Versatile accommodation, ideal multi generational living
- Potential to generate income/use as a holiday let
- Range of outbuildings
- Prime Oak office, stable block and workshops
- Biomass Boiler System
- Ideal life style property

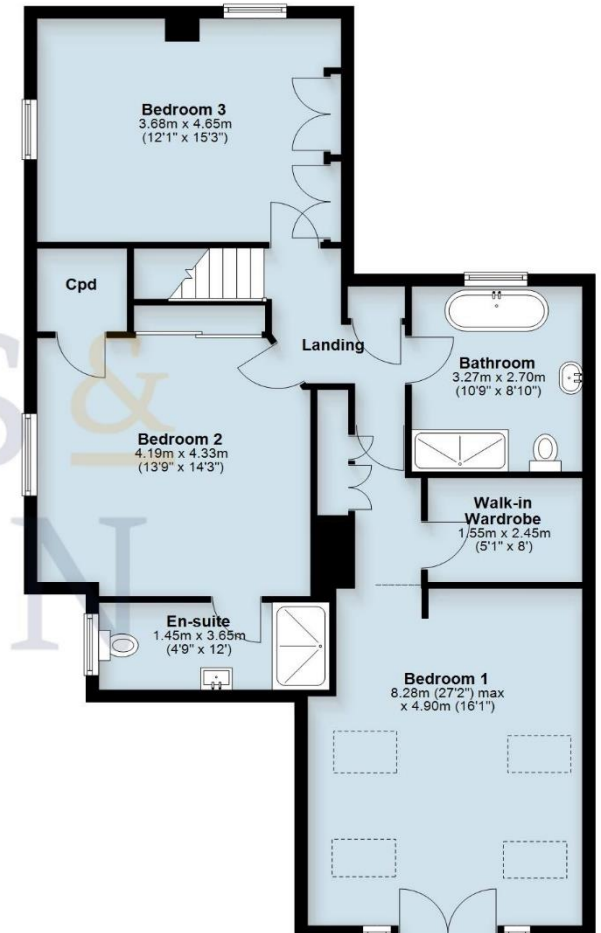
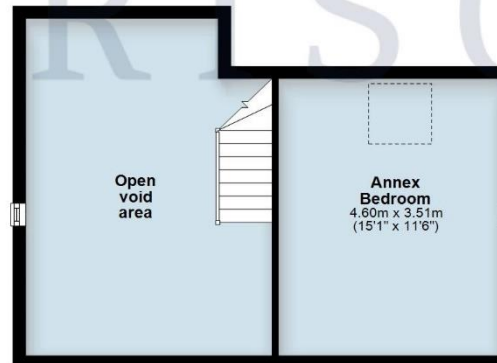
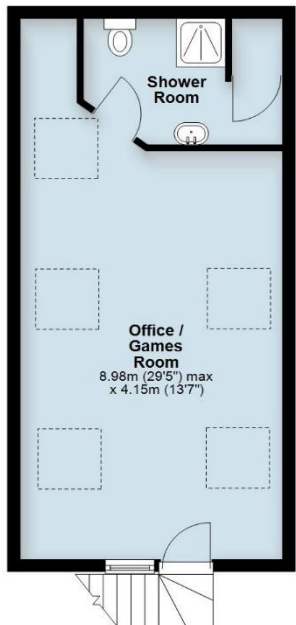






First Floor

Approx. 151.0 sq. metres (1625.6 sq. feet)



Detached Annexe and Home Office

Across the courtyard and adjacent to the main residence you will find a separate Prime Oak office/car port and detached one bedroom annexe. The annexe has a sizeable open plan living/dining/kitchen as well as a good sized bedroom and shower room. The oak building is a perfect home office, games room or accommodation with its own en-suite bathroom.

Outside, Gardens and Grounds

Set back from the road, accessed behind electronically operated gate, a private drive then opens into one of two large courtyards granting access to the main residence. Landscaped gardens wrap around the property, opening onto fields and surrounding woodland, totalling approximately 5 acres, boasting an elevated position, offering far reaching countryside views. large block patio, pagoda, greenhouse, potting shed, vegetable garden and raised flower beds alongside a variety of trees, shrubs and bordering hedgerow.

Access from the main driveway leads to a double detached car port with Prime Oak office above. To the left-hand side of the property is a further double gated entrance with driveway leading to a double garage/workshop, purpose built potting shed, boot room/utility, stable block and tack room as well other various outbuildings.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

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. We are advised that the property benefits from main water and electricity which are connected to the property. Drainage is via a septic tank and broadband is connected.

Local Authority

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

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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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.



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