



Daleholme, 148 Nottingham Road, Barrow Upon Soar, Leicestershire, LE12 8JA

**HOWKINS &  
HARRISON**  
INCORPORATING ANDREW JOHNSON

Daleholme,  
148 Nottingham Road,  
Barrow Upon Soar,  
Leicestershire, LE12 8JA

Guide Price: £700,000

An equestrian heaven. A delightful detached family bungalow with elevated views over Barrow Upon Soar with 3.8 acres of four prime paddocks, stable block and associated barns and buildings.

Conveniently located for village amenities and ideal for commuting.

### Features

- Detached family bungalow
- 3.8 acres of paddock land
- Stables with 7 loose boxes
- Hay barn and tractor store
- Elevated views over Soar valley
- Ideal for commuters



## Location

Barrow Upon Soar is a large village in the north of Leicestershire on the banks of the River Soar with marina links via Pillings Lock to the Grand Union canal. Historically the village gives its name to a Poor Law Union district and County Court district, it lies 3 miles south east of Loughborough and 9 miles north of Leicester City Centre with the benefit of a Midland mainline railway station providing city links to its inhabitants.

The village boasts an extensive range of shops and amenities together with primary schools and road links to the A6 dual carriageway which in turn provides a southern link to the Leicester A46 bypass and M1 motorway corridor.

## Travel Distances

Loughborough station - 3.9 miles

Stanton under Bardon Equestrian Centre - 9.5 miles

Newbold Verdon Equestrian Centre - 15.8 miles

Leicester 10.7 miles

East Midlands Airport - 14.6 miles

East Midlands Parkway - 12.7 miles



## Accommodation Details

The bungalow is accessed via a traditional open entrance porch and entrance hall with doors off to both the generous open living room with feature brick fireplace and separate dining area each with connecting doors to the breakfast kitchen which houses the boiler room, pantry and gives access to the utility room at the rear. Also from the entrance hall there are three double bedrooms, one with a large walk in store room, family bathroom together with built in floor to ceiling cloakroom cupboard.





## Outside

The bungalow enjoys private formal gardens with vegetable beds, shaped lawns, established borders and water feature. Also having a paved patio ideal for outdoor dining. Immediately adjacent to the bungalow is a garage with outdoor store, coal bunker, wood store and WC which in turn leads to the open car-port. The property is approached from the highway onto a sweeping gravel driveway with turning apron and hard standing which in turn leads to the rear yard providing direct access to a purpose built stable block incorporating five loose boxes one of which is suitable for mother and foal. Alongside the stables are two further loose boxes and a large hay barn. Direct access from the yard also leads to the land which is currently divided into four paddocks with dividing fences, the whole totaling approximately 3.8 acres of excellent paddock land. Enjoying elevated views down over Barrow Upon Soar valley towards Leicester.

In addition there is a further tractor barn and former railway carriage ideal for chickens.



A delightful equestrian property located in a much sought after village within the Leicestershire countryside.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## 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

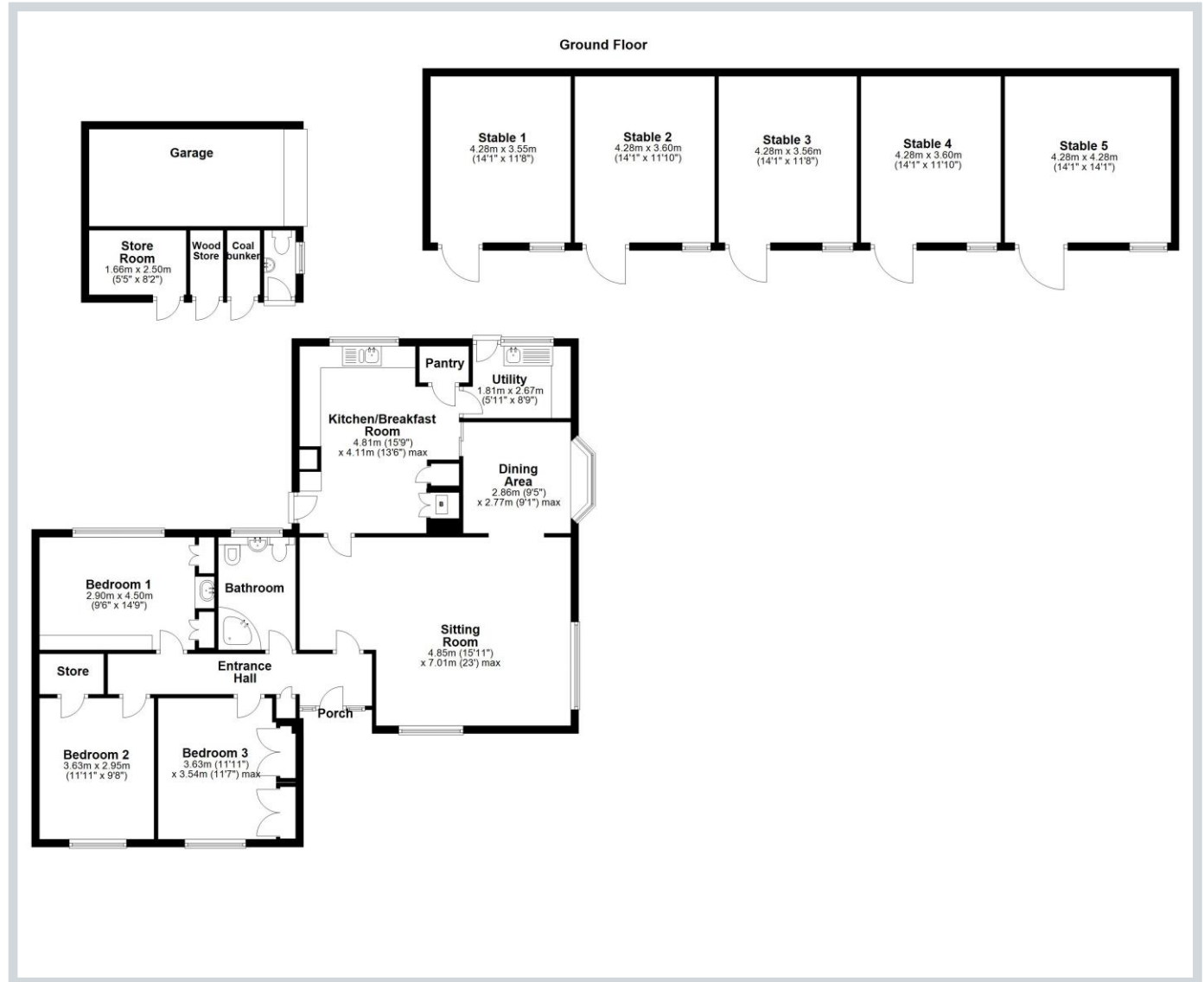
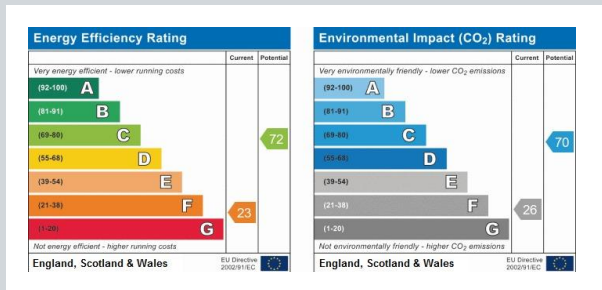
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Charnwood Borough Council - 01509 263151

## Council Tax

Band -E



## Howkins & Harrison

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