

The Shooting Lodge Garendon Park Estate, Loughborough, Leicestershire, LE11 4SH

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£340,000

# Property at a glance

- · Stunning Setting
- · No Upward-Chain
- Impressive Arched Entrance
- · Council Tax Band\*: A

- · Approximately One Acre of Grounds
- · Historic Cistercian Abbey Ruins
- · First Floor Studio Accommodation
- Price: £340,000

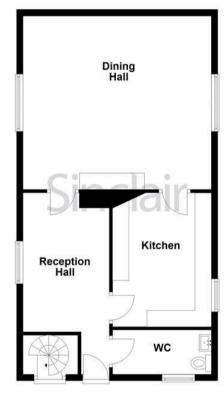
## Overview

The Shooting Lodge is set deep within the Garendon Park Estate set in approximately 1 acre of grounds. Upon entering the lodge there is an imposing archway offering access to the driveway and parking with garden and grounds including the old Cistercian abbey ruins beyond. The Shooting Lodge itself comprises two main areas; firstly The Shooting Lodge and dining hall with studio style accommodation located on the first floor via a separate entrance. The Shooting Lodge has a reception hall, kitchen, cloakroom/ WC and the main dining hall, whilst on the first floor the studio accommodation comprises lounge, kitchen, bedroom and shower room. Garendon Park itself is a Grade II listed site so whilst The Shooting Lodge itself is not listed, the ground it sits on and the arch is, with the Cistercian abbey ruins being a scheduled monument. A superb opportunity within this picturesque setting.

## Location\*\*

The main entrance into the park is off Ashby Road, the A512, along the south side of the park. Adjoining the gate is Snell's Nook Lodge. From here a drive swings east around the ridge surmounted with the Temple of Venus, continuing to the right and Shoot Lodge and Arch can be found on the right.

# Ground Floor









\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



## **Detailed Accommodation**

## DETAILED ACCOMMODATION

An entrance door to the ground floor of Shoot Lodge with an open reception hall.

# Reception Hall

12'4 x 8'8 (3.76m x 2.64m)

Multi Pane windows and doors accessing the Shoot Lodge dining hall room, kitchen and downstairs cloakroom/WC

## Downstairs Cloakroom/WC

Fitted with a low flush WC, ceramic sink unit with cupboard under, multi pane window.

## Kitchen

14'11 x 8'9 (4.55m x 2.67m)

There is a single drainer sink unit, base level units, cooker point, multi pane window overlooking the monastery ruins and door accessing the Shoot Lodge dining hall room.

# Dining Hall Room

The Shoot Lodge dining hall room has a central open fireplace with brick surround, multi pane windows to two elevations, views over the entrance arch and monastery ruins.

# Shoot Lodge First Floor Accommodation

The accommodation to the first floor of Shoot Lodge is accessed via a separate entrance door with a spiral staircase leading to the studio flat. The Shoot Lodge studio style accommodation has a lounge, bedroom, kitchen and shower room.

# Lounge

11' x 10'10 (3.35m x 3.30m)

There are multi pane windows overlooking the grounds and arch, wood burning stove and access to the kitchen and bedroom.

## Kitchen

6'10 x 5'4 (2.08m x 1.63m)

There is a window overlooking the grounds and gardens, electric cooker point, plumbing for washing machine, single drainer stainless steel sink unit.

## Bedroom

12'3 max 10'11 min x 7'3 (3.73m max 3.33m min x 2.21m)

There are windows overlooking the grounds and monastery ruins and door accessing the shower room.

## Shower Room

Fitted with a white three piece suite comprising a corner shower cubicle, low flush WC and pedestal wash hand basin and a multi pane windows.

## Outside

The Shoot Lodge is set in an idyllic location of approximately 1 acre of grounds. The property is accessed from the drive underneath the iconic grade II listed arch where there is ample parking and grounds surrounding the lodge. The gardens are laid mainly to lawn with a variety of mature trees and located within the grounds are the old monastery ruins. The grounds and position of the lodge within the estate is the particular feature of sale.





















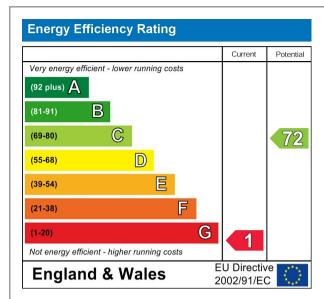


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- \* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
- \*\* All distances have been taken from Google maps and must be taken as approximate.

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