



Sinclair

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

£340,000

01509 600610 sinclairestateagents.co.uk

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.

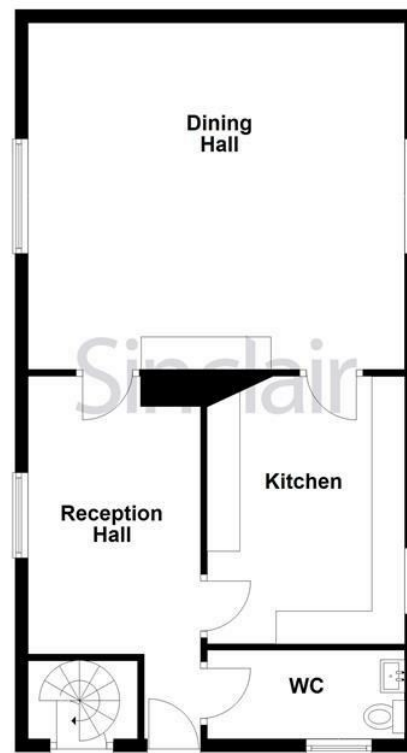
Location**

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.



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

Ground Floor



First Floor



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

Sinclair

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.



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



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



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* 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.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk