



NEW FARM, THEDDINGWORTH ROAD, MOWSLEY, LEICESTERSHIRE, LE17 6PZ  
OFFERS IN EXCESS OF £1,100,000

## ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



A unique equestrian opportunity to acquire a four bedroomed detached family house set in gardens and paddock land extending to approximately 10 acres having extensive farm buildings, stables and menage, occupying a delightful rural setting just outside the highly sought after south Leicestershire village of Mowsley.

The stylishly appointed and extended accommodation benefits from oil fired central heating and double glazed windows, and includes an entrance hall, open plan living space including a sitting room, luxury breakfast kitchen and dining/family area, together with a study, utility room and ground floor wc.

On the upper floor off a central landing is the principal bedroom with balcony enjoying spectacular far reaching views over paddock land and surrounding countryside, having an en-suite shower room and dressing area. There are three further bedrooms and a well appointed family bathroom.

Outside, there are mainly lawned gardens with a patio area enclosed by mature hedging. The house and farm buildings are approached via two 5 bar gates and a gravel driveway giving access to a stable block centred around a concrete courtyard comprising of five loose boxes, tack/feed room, workshop/store, hay barn and a 3 bay open fronted barn. To the other side of the house is a 40m x 20m menage. There is a water trough in each field.

#### LOCATION

New Farm lies just to the south of the village of Mowsley surrounded by some of south Leicestershire's most attractive open countryside some 11.5 miles south of the city of Leicester and approximately 7.5 miles west of the thriving town of Market Harborough, both of which have mainline rail services to London St Pancras. The M1 is accessible at Junction 20, and the A14 lies to the south. Leicestershire is renowned for its equestrian facilities, and British Showjumping Association have recently opened their National Training Centre just down the road at Home Farm, Hothorpe. There are numerous bridle paths in the vicinity providing excellent hacking opportunities.

#### ACCOMMODATION IN DETAIL

With the benefit of oil fired central heating and double glazed windows, the well presented interior comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

Composite entrance door with double glazed and leaded inset, double glazed side window, radiator, staircase off with pine hand rail, useful under-stairs cupboard.

##### SITTING ROOM 13'9 x 11'6 (4.19m x 3.51m)

Double glazed windows to two elevations, tall tubular radiator, illuminated display alcove, open plan to:

##### LIVING KITCHEN 19' x 13'4 max/10' min (5.79m x 4.06m max/3.05m min)

Slate tiled flooring, bespoke range of base and wall cupboards including several drawers, wine rack, feature central island/breakfast bar with oak surface and cupboards and drawers working surfaces, Rangemaster cooker range with two ovens, grill, five ring induction hob, Hisense stainless steel fronted double fridge/freezer, integral dishwasher, double glazed window with views towards the stables, ceiling spotlights, feature brick fireplace with cast iron log burner, open plan to:

##### DINING/FAMILY ROOM 13' x 11'9 max (3.96m x 3.58m max)

Stylishly extended with slate tiled floor, double glazed windows overlooking the gardens with French double doors leading out, radiator and high ceiling.

##### UTILITY ROOM 12'2 x 13'3 (3.71m x 4.04m)

Tiled floor, stainless steel sink unit with mixer tap over, plumbing facilities for washing machine and drier, range of base and wall cupboards, double glazed windows to two elevations, Worcester oil fired central heating boiler, side door out.

##### CLOAKROOM/WC

Low flush wc, double glazed window.

##### STUDY 11'2 x 7'3 (3.40m x 2.21m)

Double glazed windows to side and rear, radiator.

#### FIRST FLOOR

##### LANDING

With double glazed window to half landing, pine hand rail to balustrade, wooden panelled doors off.

##### PRINCIPAL BEDROOM 13'7 x 11'9 (4.14m x 3.58m)

UPVC double glazed double doors leading out to a BALCONY enjoying magnificent views over open countryside, double glazed window to the south, and radiator.

##### DRESSING AREA

With space for wardrobes.

##### EN-SUITE SHOWER ROOM 7'4 x 6'9 (2.24m x 2.06m)

Superb white suite comprising fully tiled shower cubicle with curved glazed sliding doors, wash hand basin, low flush wc, ceramic tiled floor, double glazed windows to two elevations, heated towel radiator and ceiling spotlights.

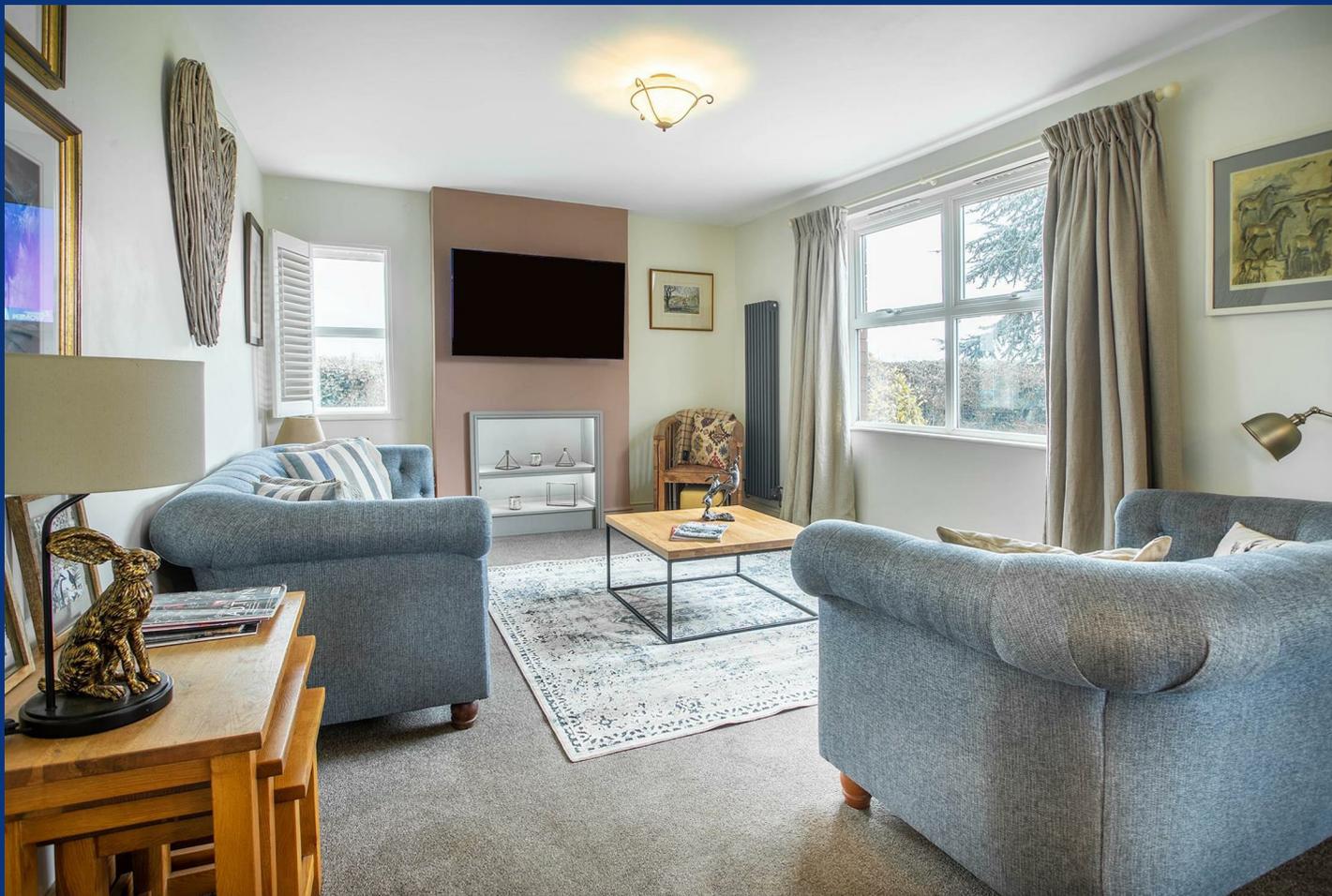
##### BEDROOM TWO 14' x 11'4 (4.27m x 3.45m)

Double glazed windows to two elevations and radiator.

##### BEDROOM THREE 13' x 7'8 (3.96m x 2.34m)

Double glazed window, radiator and period fireplace.





**BEDROOM FOUR 9'6 x 6'9 (2.90m x 2.06m)**

Double glazed window to front, radiator, large store cupboard.

**FAMILY BATHROOM 9'10 x 7'10 (3.00m x 2.13m/3.05m)**

Quality white suite comprising of panelled bath, chrome mixer tap over, shower unit above with fitted rail and curtain, wash hand basin within cabinet surround, low flush wc, ceramic tiled surrounds, heated towel radiator, built-in double airing cupboard, double glazed window and picture rail.

**OUTSIDE**

Lawned garden enclosed by hedging with gravelled patio, variety of trees and shrubs.

Approached via a pair of wooden 5 bar gates is a gravel driveway giving access to:

**STABLE BLOCK**

Centred around a concrete courtyard comprising five stables in total, four of which measure approximately 12' x 12', and there is also a double stable measuring 18'4 x 12'.

**TACK ROOM 12' x 7'2 (3.66m x 2.18m)**

With white deep glazed Belfast sink, working surface and cupboards, power and lighting, control panel for electric fencing.

**WORKSHOP/STORE 19'8 x 12' (5.99m x 3.66m)**

With double doors, power and lighting.

**HAY BARN 20' x 12' (6.10m x 3.66m)**

Timber framed and metal clad construction with concrete floor and lighting.

**THREE BAY OPEN FRONTED BARN 47' x 16'9 (14.33m x 5.11m)**

With lighting.

**MENAGE 131'2" x 65'7" approx (40m x 20m approx)**

Located to the south side of the house with post and rail fenced surrounds.

The paddock land is divided into various fields, each with water troughs. The land is classified as Grade 3 on the Agricultural Land Classification (Provisional Edition). The soil type is Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is most suited to livestock/horse grazing. The plan shown is for guidance purposes only and is not to scale. Boundary positions must be clarified with your solicitor.

**WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY**

The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.







#### PLANNING

Planning permission was granted on 14th January 2019 (now lapsed) for change of use of the stables to a residential annexe, ref. 18/01887/FUL (revised scheme of 18/01065/FUL). For further details, see Harborough District Council website.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

#### COUNCIL TAX

Council Tax Band E. For further information contact Harborough District Council 01858 828282

#### STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

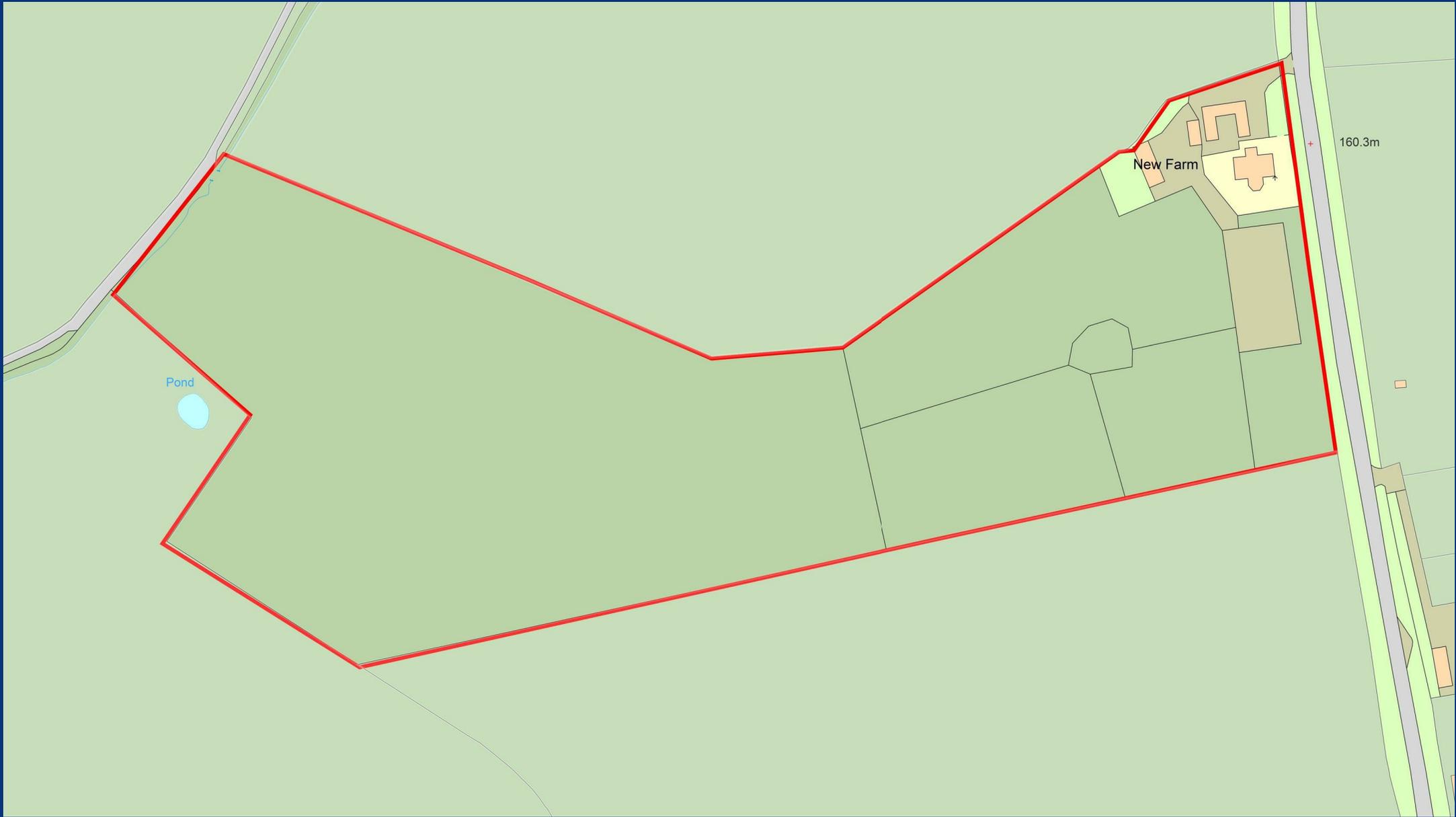
The remaining amount (the portion above £1.5 million) 12%

If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

#### SERVICES

Mains, electricity and water and connected, sewage is via a private septic tank.









### Ground Floor

Floor Area (Gross Internal) 86.4 sq.m. (930 sq.ft.) approx

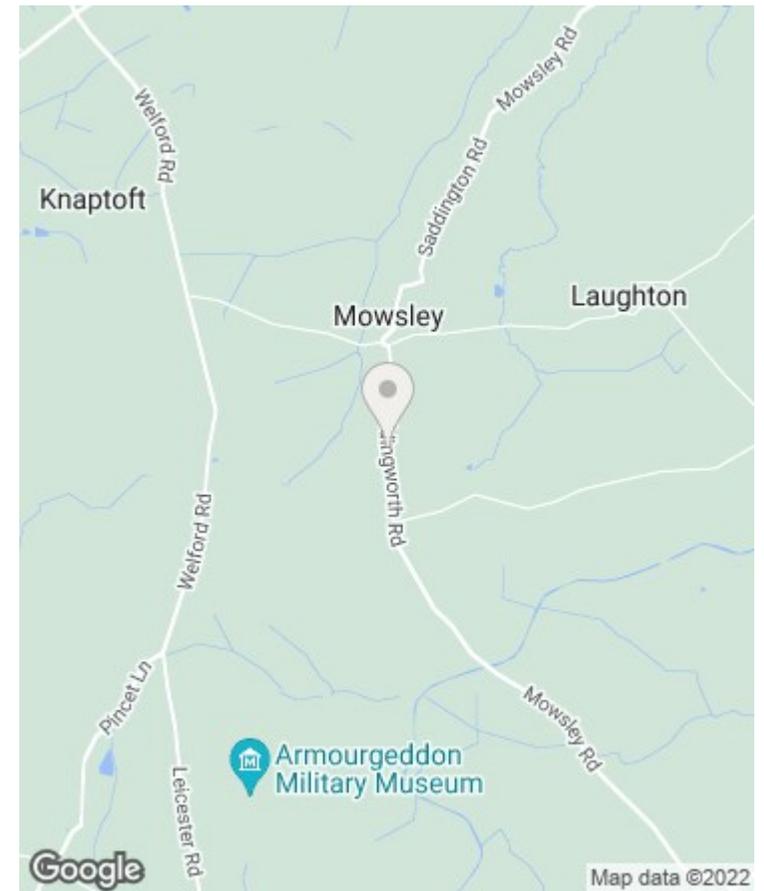
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### First Floor

Floor Area (Gross Internal) 76.1 sq.m. (819 sq.ft.) approx

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**Call 01858 431 315**

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