

# Home Farm

Melbourne Road, Staunton Harold, Ashby-de-la-Zouch, LE65 1RU

John German



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Offers In Region Of £700,000

A truly remarkable character cottage, boasting a wealth of original features, in superb modern condition throughout, nestled in a private residential estate within the grounds of the beautiful medieval deer park Staunton Harold Estate.

The Staunton Harold Estate forms part of the National Forest, overlooking and surrounded by nature and grazing fields, only a short walk from the well renowned Ferrers Centre, Stables Coffee Shop and a short cycle from The Milking Parlour and Calke Abbey.

The property is located within easy reach of urban conurbations and amenities. Nature lovers and outdoor enthusiasts will feel perfectly at home with the abundance of green spaces, free roaming deer and perfect routes for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1, M42, A50 and A38. Loughborough Railway Station providing links to London and Edinburgh is approximately 30 minutes away by car; East Midlands Airport is only 20 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, ground floor W.C, utility room, lounge, dining room, breakfast kitchen and study/playroom.

Externally, the wrap-around walled garden is of excellent size, relatively low maintenance and well planted; songbirds, woodpeckers and butterflies are all regular visitors! The property also has the benefit of five parking spaces to the rear, set well away from the visitor car park for Staunton Harold Estate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Five parking spaces to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

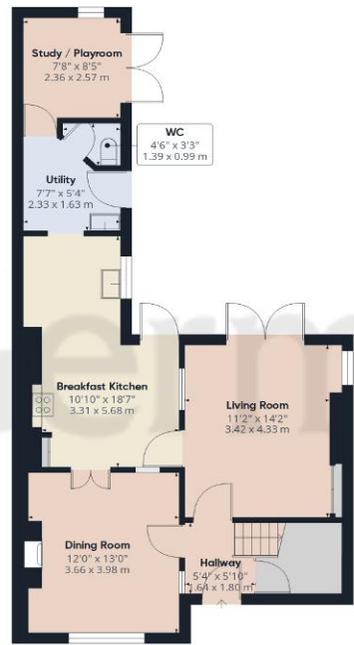
**Our Ref:** JGA/10092025

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1169 ft<sup>2</sup>

108.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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