



Oak Spinney, Newbold Road, Kirkby Mallory - LE9 7QG

Guide Price £1,200,000

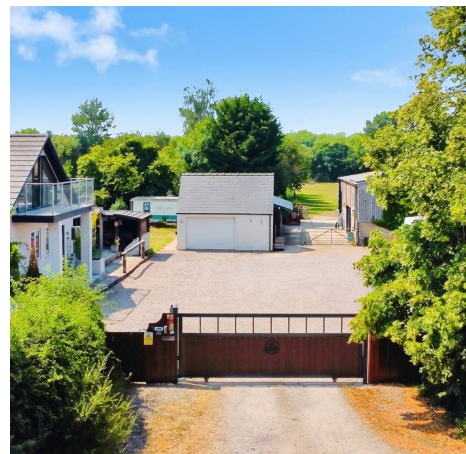
 **NEWTON FALLOWELL**

33 Newbold Road

Kirkby Mallory, Leicester

Set within an idyllic semi-rural position between the sought-after villages of Newbold Verdon and Kirkby Mallory, Oak Spinney presents a rare opportunity to acquire a much improved family home with exceptional equestrian facilities and pasture land. Thoughtfully extended and finished to an excellent standard throughout, the property offers over two floors of versatile accommodation, centred around an open-plan living kitchen diner with bi-folding doors and a roof lantern, complemented by four double bedrooms, three bath/shower rooms and an impressive first-floor lounge enjoying a private balcony with countryside views. Outside, extensive gated grounds include ample parking, a stable block, workshop, barn, riding arena and paddocks, creating the perfect setting for those seeking an enviable countryside lifestyle. EPC TBC.

- Detached family home set within a private, gated plot with equestrian facilities
- Extended open-plan living kitchen with bi-folding doors, roof lantern and central breakfast island
- Four well proportioned double bedrooms, including two with en-suite facilities and a luxurious first-floor principal suite
- First-floor lounge with private balcony enjoying views across the surrounding countryside
- Comprehensive equestrian facilities including a stable block, riding arena, paddocks, pasture land and extensive courtyard parking
- Sought-after semi-rural location between Newbold Verdon, Kirkby Mallory and the historic market town of Market Bosworth
- Tenure - Freehold / Tax Band F





Welcome to your new home

Upon entering the home, a characterful timber front door with inset glazing opens into an elegant reception room, where a striking circular bay window to the front elevation floods the space with natural light. Oak flooring, a charming feature log burner and a useful built-in storage cupboard combine to create a warm and welcoming first impression. From the reception room, doors lead to three generously proportioned double bedrooms, two of which are exceptionally spacious. The principal ground floor bedroom benefits from fitted wardrobes and a stylish en-suite shower room, thoughtfully appointed with a contemporary walk-in shower, vanity wash basin with integrated storage, WC and a heated towel rail. There is also access to a family bathroom, fitted with a modern three-piece suite comprising a bath, wash basin and WC.

A particular highlight of the home

Undoubtedly the centrepiece of the home, the impressive open-plan living kitchen and dining space has been thoughtfully extended to create a superb environment for both everyday family life and effortless entertaining. The kitchen is fitted with a contemporary range of bespoke wall and base cabinetry, complemented by work surfaces over, soft-close drawers, under-unit lighting, an integrated oven, induction hob with extractor hood, integrated dishwasher and space for a fridge freezer. A breakfast island provides an ideal focal point for informal dining and socialising, while the open-plan layout offers ample space for both a formal dining area and a comfortable seating area. A striking roof lantern and two sets of bi-folding doors bathe the room in natural light. Leading from the kitchen is a practical inner hallway, offering an ideal space for coats and shoes, together with access to a well-equipped utility room providing additional storage and space for laundry appliances.

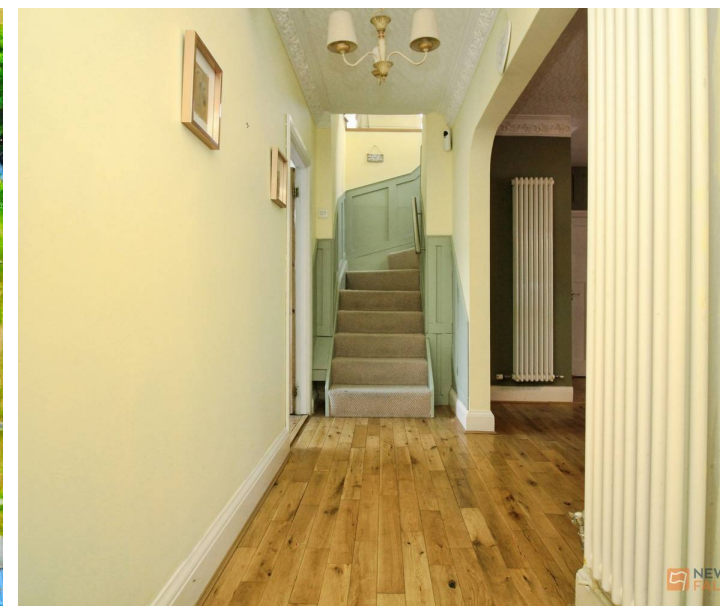


The home continues to impress

Ascending to the first floor, you are welcomed into the bright and airy lounge, another standout feature of this impressive home. Designed to make the most of its elevated position, full-height glazing and direct access to a private balcony frame views across the surrounding countryside, creating a wonderfully tranquil space in which to relax and unwind. Also situated on this floor is a further generously proportioned double bedroom, presented with soft carpeting and two Velux windows that flood the room with natural light. The bedroom is complemented by the luxury of a spacious walk-in wardrobe and a contemporary en-suite shower room, elegantly appointed with a walk-in shower enclosure, wash basin, WC and stylish complementary tiling.

Outside

Approached via secure electric gates, Oak Spinney occupies an impressive plot with an extensive 'in and out' driveway providing ample off-road parking for numerous vehicles, horseboxes and trailers. Surrounded by mature trees and open countryside, the property enjoys a private and peaceful setting. The grounds are ideally suited to equestrian enthusiasts, featuring a stable block with multiple loose boxes, generous storage/hay area, workshop with alarm, detached garage with electric door and adjoining tack room, together with a outdoor riding arena and adjoining paddocks. In addition to the main residence, there is a detached static caravan offering versatile ancillary accommodation, ideal for guests, staff or a variety of alternative uses, subject to any necessary consents and renovation. Adjacent to the home there is a covered patio area and bar, perfect for entertaining. The outside space offers exceptional versatility for those seeking an equestrian or countryside lifestyle.





Location

Occupying an enviable rural setting between the sought-after villages of Newbold Verdon and Kirkby Mallory, offering the perfect balance of countryside tranquillity and everyday convenience. Newbold Verdon provides an excellent range of local amenities, including a well-regarded primary school, village shops, a medical centre and a variety of essential services. The neighbouring village of Kirkby Mallory is renowned as the home of the iconic Mallory Park racing circuit, while the nearby historic market town of Market Bosworth offers an exceptional lifestyle with its charming Market Place, independent boutiques, cafés and acclaimed restaurants. Highly regarded for both its character and community, Market Bosworth is home to the prestigious Dixie Grammar School, alongside a choice of excellent primary and secondary schools. The town also boasts an extensive range of amenities, including a medical centre, dental practice and independent retailers.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

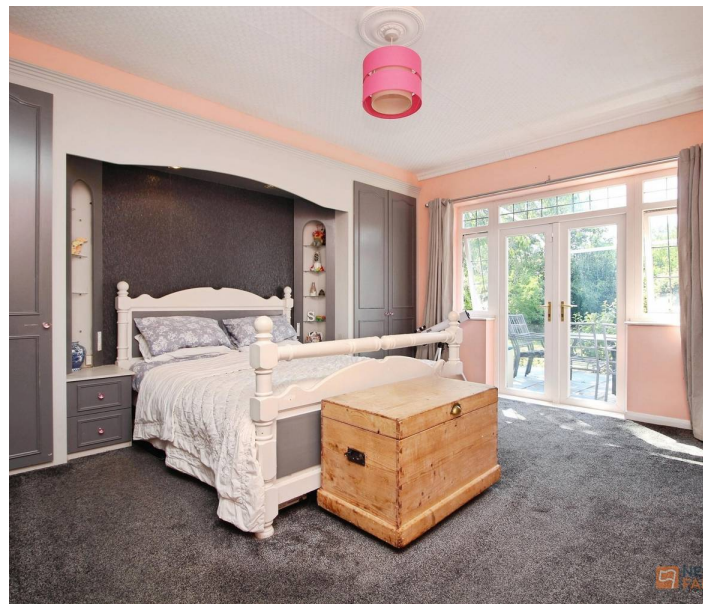
Viewings are strictly by appointment only.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

Please Be Advised

There is the option to acquire additional pasture land and woodland. Please enquire for more details.







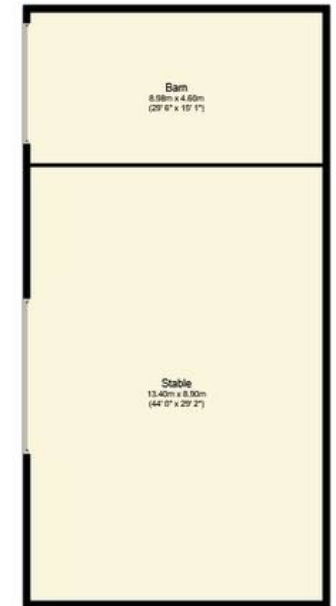
Ground Floor



First Floor



Caravan



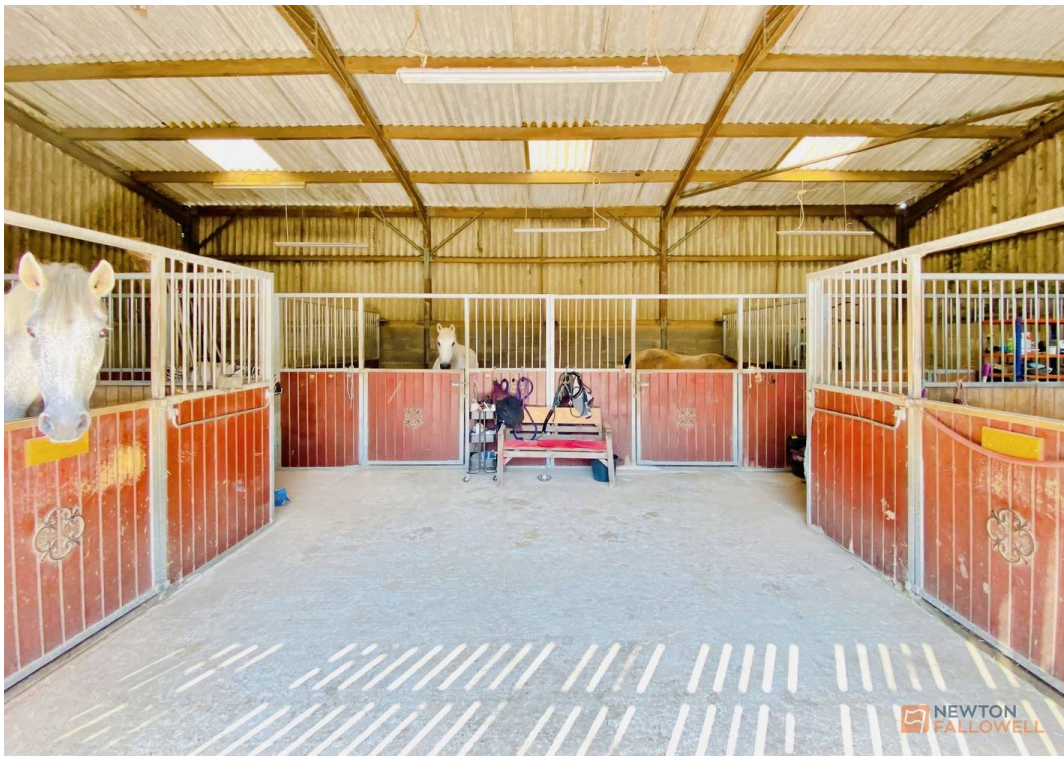
Outbuilding

Total floor area: 466.0 sq.m. (5,016 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io









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