

Manor Farm
2 Main Road | Nether Broughton | Leicestershire | LE14 3HB

FINE & COUNTRY

STEP INSIDE

Manor Farm is an attractive and characterful Grade II Listed period farmhouse, complemented by an extensive range of traditional brick-built farm buildings which have been thoughtfully converted into valuable commercial premises. Combining the charm and character of a traditional country home with the benefit of an established rental income, the property presents a particularly appealing and versatile proposition.

The farmhouse itself offers beautifully proportioned yet manageable accommodation, combining elegant period features with a number of stylish modern enhancements. The ground floor comprises a welcoming entrance hall, elegant sitting room, separate dining room, high-quality fitted kitchen and a generous family/games room. Of particular note is the delightful garden room, created by renowned specialists Vale Garden Houses, providing an attractive additional reception space with a lovely outlook over the gardens. A cellar is also accessed from the ground floor.

On the first floor, a central landing leads to four well-proportioned bedrooms, together with a stylish family bathroom and separate shower room.

Throughout the house, the original period character remains very much in evidence, with high ceilings, attractive fireplaces and a wealth of architectural detail reflecting the property's heritage.

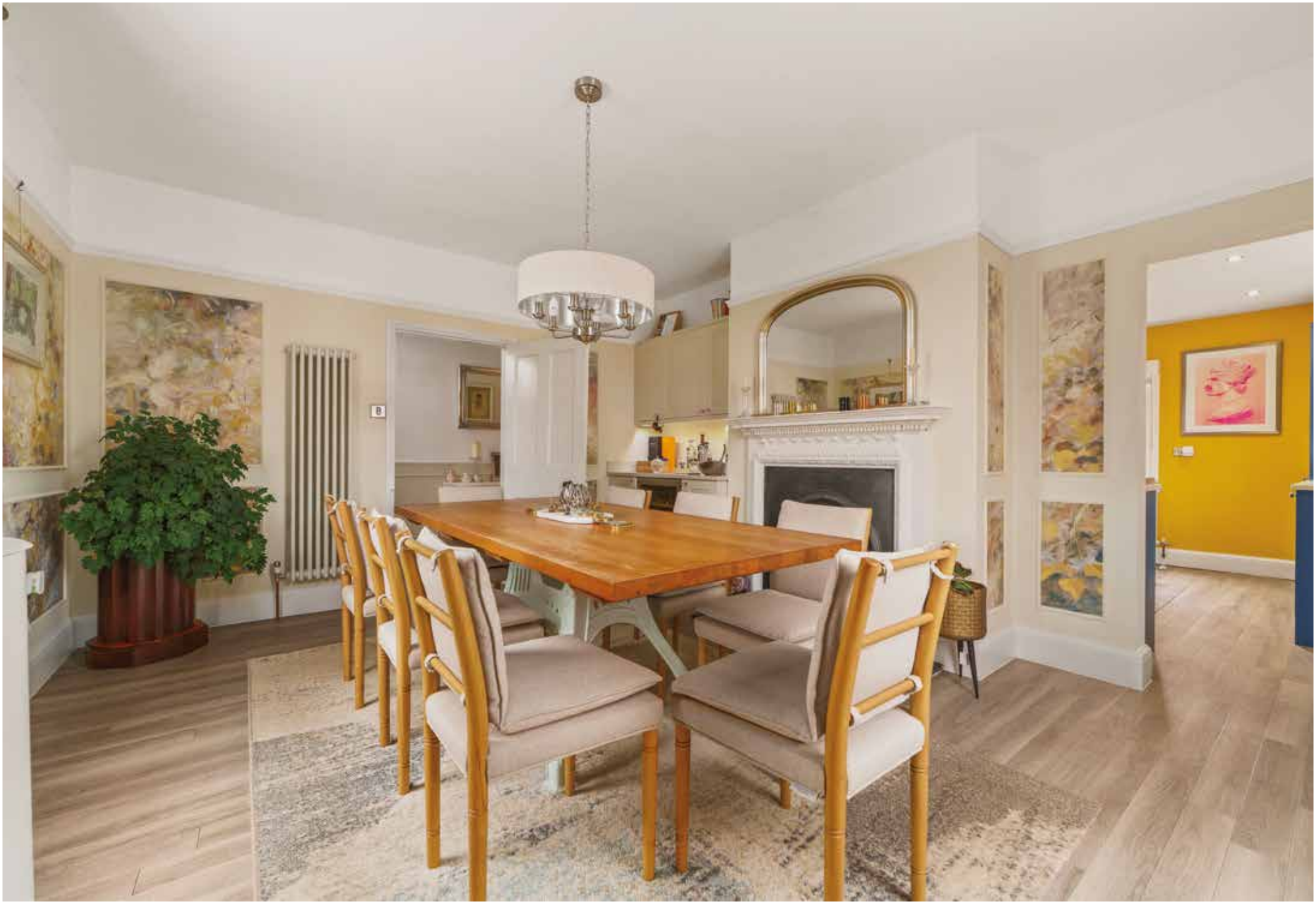















WOKE UP GAY AGAIN











STEP OUTSIDE

Manor Farm is approached through electric gates, opening onto generous off-road parking and the property's attractive grounds, which extend to approximately one acre in total.

The gardens are predominantly level and feature mature planting, established borders and a pleasing degree of privacy. A generous terrace provides an ideal setting for outdoor entertaining and al fresco dining during the warmer months, whilst a number of useful outbuildings offer additional storage and incorporate a utility room.

Beyond the principal garden is a small enclosed paddock, adding further appeal and versatility to the grounds.

Commercial Buildings & Investment Opportunity
A particularly noteworthy feature of Manor Farm is the substantial collection of traditional brick-built farm buildings positioned to the rear of the farmhouse, arranged around an attractive courtyard.

These impressive buildings have been converted to provide over 4,000 sq. ft. of valuable commercial accommodation, incorporating office space, luxury retail premises and workshop facilities.

The commercial units are currently let to three established, long-standing tenants. Together, they currently generate a rental income in the region of £30,000 per annum, offering an established income stream alongside the enjoyment of this distinctive country property.

Manor Farm therefore represents a rare opportunity to acquire a characterful period home with substantial ancillary commercial accommodation and an established investment income.

Further commercial and tenancy information is available upon request.

Location
Nether Broughton is a highly regarded village located equidistant between the city of Nottingham and market town of Melton Mowbray. The village offers a vibrant community and well regarded village pub, The Anchor. The village sits approximately 7 miles from the market town of Melton Mowbray which provides a full range of services and amenities for day-to-day life. The village also offers swift access to the A46 dual carriageway which in turn leads to the M1 opening to the region's commercial and retail centres. For those with a need to travel further afield fast rail access to the City of London can be found at Grantham with a journey time of approximately 75 minutes.

Tenure: Freehold

Services: Gas fired central heating, mains electricity, drainage and water are understood to be connected.

Distances: Nottingham 14 miles, Leicester 19 miles, Grantham Train Station 17 miles













Manor Farm, Nether Broughton
Approximate Gross Internal Area
Main House = 200 sq.m/2153 sq.ft
Office = 46 sq.m/495 sq.ft
The Barn = 245 sq.m/2637 sq.ft
Workshop = 86 sq.m/926 sq.ft
Outbuilding = 35 sq.m/377 sq.ft
Total = 612 sq.m/6588 sq.ft

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