



Manor Farm House

Burrough On The Hill



Bedrooms: 5

Bathrooms: 2

Receptions: 4

Occupying a prominent position on Main Street, Burrough On The Hill, this substantial detached residence offers an impressive 3,413 sq ft of versatile living space. Perfectly suited for multi-generational living or those seeking a significant "work-from-home" setup, or business venture as an Air BnB.

- 3,413 sq. ft. of versatile total living space
- Detached two bedroom annexe with kitchen & en-suite
- Uninterrupted countryside views to the rear
- Three grand reception rooms with feature bay windows
- Double garage and extensive off-road parking
- Three large double bedrooms in the main residence





Occupying a prominent position on Main Street, Burrough On The Hill, this substantial detached residence offers an impressive 3,413 sq ft of versatile living space. Perfectly suited for multi-generational living or those seeking a significant "work-from-home" setup, or business venture as an Air BnB or similar as capitalised on by the current owner, the property comprises a grand primary home, a large self-contained two-bedroom annexe, and expansive gardens that back onto open rolling countryside.

The ground floor features three distinct reception areas with a formal dining room and a separate family room, both featuring large bay windows, providing elegant spaces for entertaining. The heart of the home is the expansive reception room, which flows seamlessly into the rest of the ground floor. The kitchen/breakfast room acts as a central hub, leading into a bright sun room that overlooks the gardens. Practicality is well-catered for with a dedicated utility room, a ground floor W.C., and a cellar providing excellent additional storage.

On the first floor, you will find three generous double bedrooms. The primary bedroom is a standout feature with a feature bay window and fireplace, dressing room and en-suite. The two further bedrooms are served by a well-appointed family bathroom.

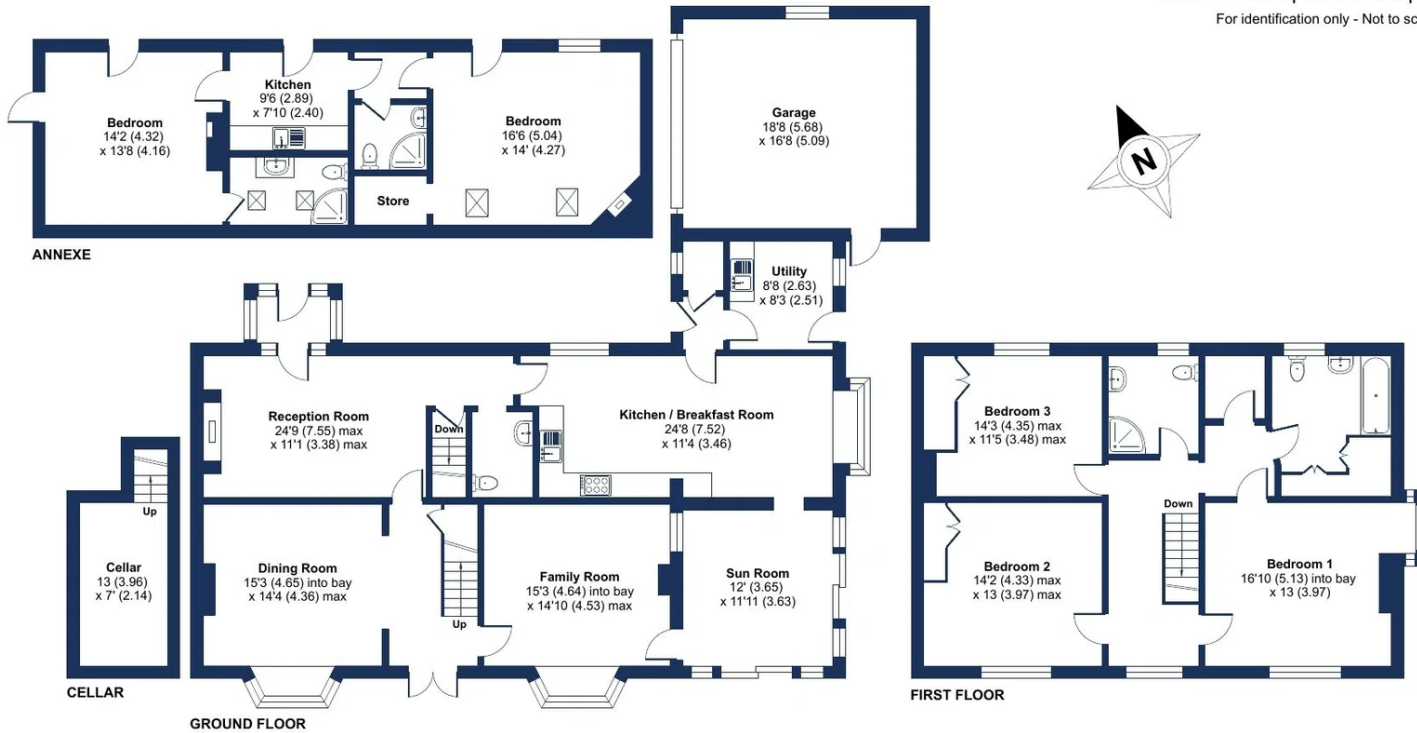
A significant highlight of this property is the detached two bedroom annexe, converted by the current owner and used as Air BnB style rentals, offering completely independent living quarters. This space includes two large bedrooms, each with en-suite and a well equipped kitchen as well as a private garden.



Externally, the property boasts an extensive rear garden that is a true sanctuary. A large stone-paved patio area sits immediately to the rear, offering the perfect space for al fresco dining and summer BBQs while enjoying the elevated views. A charming winding stone path leads through a manicured lawn, bordered by mature hedging and secure timber fencing. The garden's position is particularly enviable, backing directly onto open fields and countryside, providing a sense of peace and privacy rarely found so close to local amenities. Additionally, the property features a substantial double garage, providing secure parking or workshop potential.

Main Street, Melton Mowbray, LE14

Approximate Area = 2447 sq ft / 227.3 sq m
 Garage = 311 sq ft / 28.8 sq m
 Annexe = 655 sq ft / 60.8 sq m
 Total = 3413 sq ft / 316.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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