



**Ash Lodge Farm Melton Road, Barrow Upon Soar,
Loughborough, LE12 8HX**

£695,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Ash Lodge Farm Melton Road Barrow Upon Soar Loughborough LE12 8HX

Occupying a commanding position off Melton Road on the fringes of the highly sought-after village of Barrow Upon Soar, Ash Lodge Farm represents a rare and multifaceted opportunity for the discerning buyer.

Set within an expansive and impressive 9.943 acres of versatile land, this property is a true find for those seeking a harmonious blend of residential living and extensive rural infrastructure.

Whether your vision involves a premier equestrian facility, a productive smallholding, or a strategic project for further development, the site offers the scale and flexibility to accommodate diverse ambitions





Ash Lodge Farm offers a unique opportunity to acquire a versatile equestrian or smallholding facility set within approximately 9.943 acres of prime Leicestershire countryside. Located on the outskirts of the popular village of Barrow Upon Soar, the property is accessed via a long, private driveway that ensures a high degree of privacy and a sense of arrival.

The heart of the farm features a well-presented two-bedroom detached bungalow, perfect for those seeking single-storey living or a base to manage the surrounding land. The residential accommodation is bright and functional, comprising a spacious kitchen and a generous living area that overlooks the sprawling paddocks.

The true value of Ash Lodge Farm lies in its exceptional external space and extensive outbuildings, which offer immense versatility for a variety of uses. The land is primarily arranged as well-fenced paddock land, ideal for equestrian enthusiasts or livestock. Adding to the charm of the holding is a private pond and a productive orchard, providing a beautiful natural habitat and a touch of traditional farm life.

The outbuildings are substantial, including a large machine store, a dedicated tack room, and a stable block with four individual stalls. Additionally, a significant barn provides over 1,200 square feet of internal space, suitable for agricultural storage, workshops, or potential conversion subject to the necessary planning permissions.

Whether you are looking for a dedicated equestrian home, a site for a rural business, or simply a private retreat with significant acreage, Ash Lodge Farm provides the space and infrastructure to support your ambitions.

The combination of a comfortable modern dwelling and high-capacity outbuildings is rare to find in such a sought-after location. With its sweeping views across the Soar Valley and extensive road frontage onto Melton Road, this property represents a significant investment in lifestyle and land.



Bungalow Sitting Room



Bungalow Kitchen



Bungalow Bedroom



Bathroom



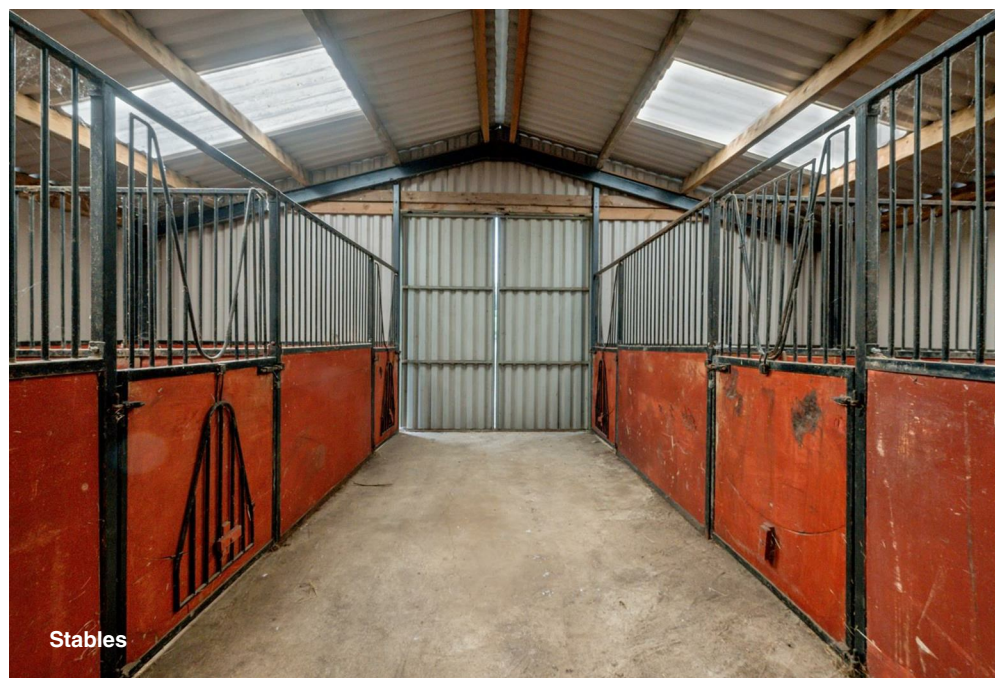
Machine Store



Machine Store



Stables



Stables

Ash Lodge Farm, Barrow Upon Soar

Approximate Gross Internal Area

Main House = 91 sq.m/976 sq.ft

Barn = 115 sq.m/1242 sq.ft

Stables = 61 sq.m/653 sq.ft

Outbuilding = 215.58 sq.m/2320.5 sq.ft

Total = 482.58 sq.m/ 5194.4 sq.ft

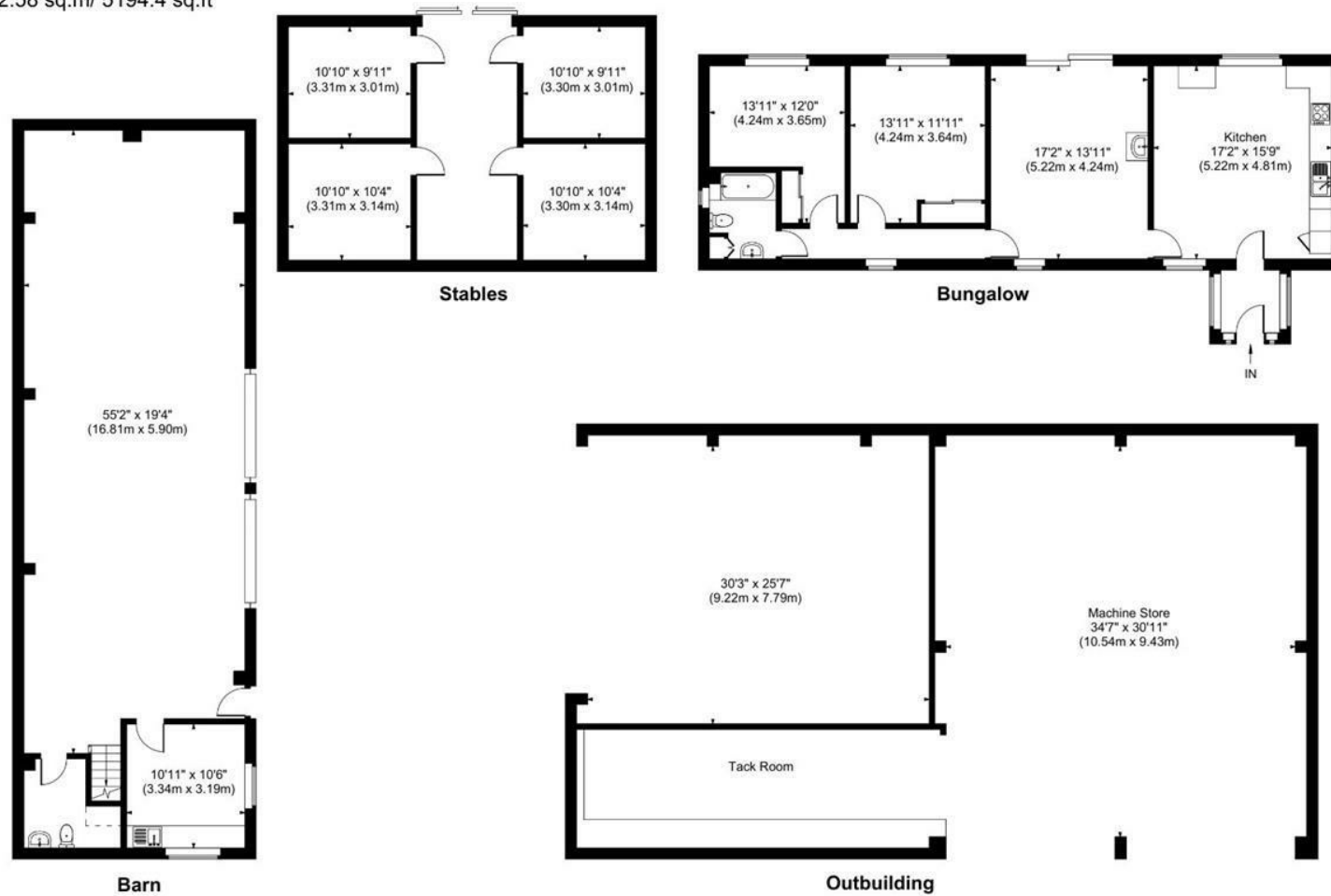
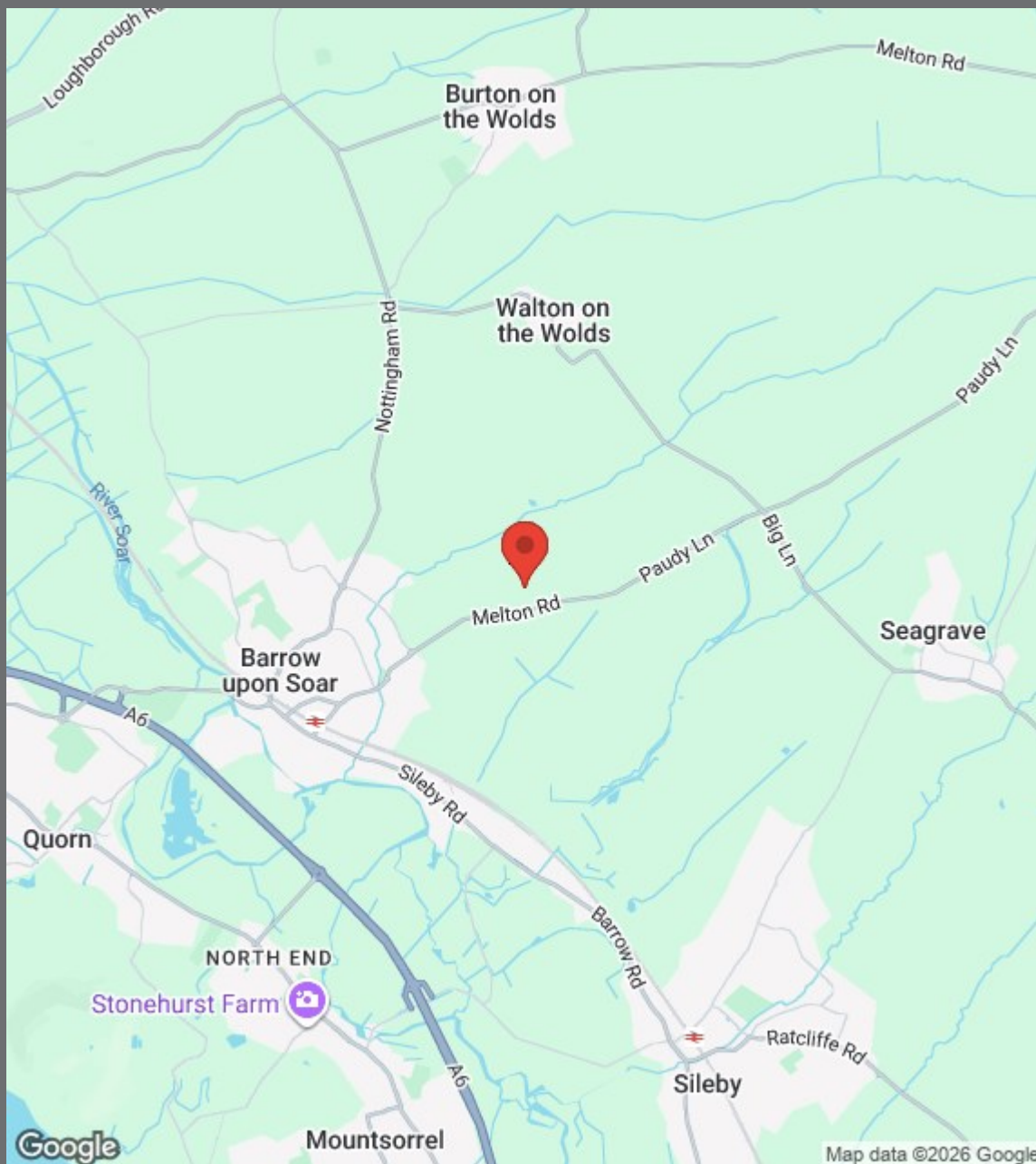


Illustration for identification purposes only, measurements are approximate, not to scale.

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- Detached two bedroom bungalow in a private rural setting
- Approximately 9.943 acres of well-maintained paddock land
- Extensive outbuildings totalling over 5,000 square feet of space
- Large machine store and dedicated tack room for equestrian use
- Stable block featuring four individual stables
- Substantial detached barn offering 1,242 square feet of storage
- Private pond and established orchard area
- Long private driveway providing ample parking and security
- Highly versatile site suitable for various agricultural or business uses
- Premier location on the edge of Barrow Upon Soar with excellent transport links



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LANDMARK INFORMATION

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