



- Spacious Detached Four Bedroom Bespoke Artichouse (Solid Log Construction)
- Five Stables, Tack Room, Hay Barn, Open-Fronted Garage and Manège • Staff / Groom Facilities
- Highly Profitable Kennels and Cattery Business • Lovely Rural Location with Good Accessibility
- A Diverse and Versatile Lifestyle Property with Excellent Income and Scope to Grow Further
- In All Just Over 3 Acres



GENERAL AND SITUATION

Approximate Distances:

Syston 2.5 miles • Leicester & Melton Mowbray 10 miles • Loughborough 11 miles

Easy access to the A46

A bespoke, spacious four bedroom detached house with established kennels and cattery business, stables and manège, set in approx. 3 acres, offering a superb lifestyle opportunity with excellent income potential.

This highly profitable kennels and cattery business, currently licensed for ninety-four dogs and twenty-six cats, is set in just over three acres of land and also features five stables, tack room, open-fronted garage, hay storage barn, manège and exercising/grazing paddocks. An additional c. 7 acres with equestrian facilities including further stabling, horse walker and lorry parking may be available by separate negotiation.

The accommodation comprises a fantastic, bespoke four bedroom Artichouse home, of solid log construction, with a brick and block extension.

Queniborough is a conservation village with a particularly unspoilt village centre, dominated by attractive period cottages and houses, some thatched. The village offers a thriving community, and local facilities include a primary school, popular butchers, general store, two pubs and an ancient village church. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough, with the A46 now affording fast access via the North West Leicester bypass to the M1. London St Pancras is an approx. 1 hour train commute from Leicester. More extensive local facilities and amenities are available at nearby Syston.



THE RESIDENCE

The unique house was designed and supplied by Artichouse, a long-established Finnish manufacturer of high-quality solid log houses. Artichouse have been building and exporting engineered log and timber houses worldwide for nearly forty years, including many in the UK. Their homes are known for exceptional build quality, energy efficiency, and durability in cold and wet climates -conditions far harsher than ours in Britain. The house was constructed to Finnish and UK Building Regulations, and has full UK Building Control approval. It stands on conventional concrete footings and also includes a brick-built extension, which was likewise signed off by Building Control.

Benefitting from oil-fired central heating, uPVC double glazing and a CCTV system, the majority of the home has wooden flooring and wooden walls and ceilings. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into an **L-shaped Hallway** which has stairs rising to the **First Floor**. To the left is the **L-shaped Kitchen / Breakfast Room** which is the hub of this property. Filled with natural light from windows to three elevations, there are a range of wall and base units with granite worksurfaces, including an island also with fitted wine rack. There are two Belfast sinks with mixer taps and granite splashbacks, an Aga (available by separate negotiation) for cooking with two extractors over, integrated dishwasher and space for an American style fridge freezer. There is cushioned seating to one wall and Karndean wood effect flooring. A door leads out to the yard and stables.

To the right of the **Entrance Hall** is a **Snug/Music Room** with a cosy log burner.





The **Hallway** extends round to the right in an L shape, where you will find a **Downstairs Shower Room** with large shower cubicle, wash hand basin with mirrored cabinet, WC, heated towel rail and rear aspect window.

There is also a **Study** with part wooden paneling to the walls and a window to the rear. At the end of the **Hallway** is the **Main Reception Room** which is part of the extension. This impressive and vast family entertaining space is flooded with natural light from full length windows to either side and bi-folding doors to the front elevation. A central log burner forms the main focal point of this contemporary space. There is Karndean flooring which matches the kitchen area, and a second staircase leading off to the first floor. The flooring continues through to a **Boot Room** with a range of useful shelving for shoes etc and the hot water tank.



To the **First Floor** there are **Four Double Bedrooms**, one with **Ensuite**, and a **Family Bathroom**. NB there are some sloping ceilings to the first floor rooms

A **Central Landing** has a skylight, loft access and a useful linen cupboard.

Bedroom Three has a side aspect window and eaves storage, whilst **Bedroom Four** also has a side aspect window

Bedroom Two has a high ceiling with skylight, a range of fitted wardrobes, and a door out onto a **Veranda** which takes advantage of the beautiful countryside views.



The **Family Bathroom** comprises a freestanding, rolled edge, claw foot bath, bidet, wash hand basin and WC with tiling to the floor and walls and a traditional style radiator with heated towel rail over. A mirrored door leads to the en-suite to the master bedroom.



The **Main Bedroom Suite** is within the extension and accessed from the second staircase in the **Main Reception Room**, which leads up to a **Semi-Galleried Landing** with contemporary glass balustrade. There is a **Walk-in Wardrobe** with loft access and skylight which provides ample storage as well as double hanging rails to one wall.

The **Main Bedroom** itself has three skylights, and full-length glass windows to the front elevation. The flue/chimney from the log burner in the reception room below comes up through the flooring and ceiling in this fabulous bedroom and makes a lovely feature, as well as providing a good source of heat into this huge bedroom.



The **Ensuite Shower Room** has double bowl sinks with mixer taps and vanity storage below, a wet room style recessed shower cubicle, and a WC. There are tiled walls and flooring, a heated towel rail and an extractor fan, plus a door leading through to the **Family Bathroom**.



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OUTSIDE, OUTBUILDINGS & LAND

The property and outbuildings are accessed via a long driveway from the road via electric gates, which leads to the staff and customer car parks and the owner's private parking area.

Immediately to the rear of the house there is a **Stable Yard** in a courtyard arrangement, which comprises of **Five Stables** and a **Tack Room**. Additionally, there is an **Open-Fronted Garage** used for storage, and a **Hay Store/Workshop** space.

To the first floor of the building there are **Staff Facilities/Occasional Use Grooms' Accommodation**, which comprise a **Bedroom** to one end with skylight, a central **Reception Area** with a **Kitchenette** with a range of base units, single drainer sink unit and electric hob, and three skylights. Off the kitchenette is a **Shower Room** with wash hand basin, WC and shower. This area benefits from oil-fired central heating.

There are the following outbuildings, please refer to the floorplan for approximate sizes.

Main Kennel Block is heated with an **Entrance Area, Grooming Parlour, WC, Kitchen And Prep Room**, with a range of **Luxury Kennel Suites** to one side and **Standard Kennels** to the other, all with **External Runs**. There is a further **Secure Exercise Paddock** beyond the external runs.

Second Kennel Block comprising **Ten Kennels** all with heat lamps.

Hotel Kennel Block with **Six Luxury Suites**, benefitting from tiled flooring with under floor heating, and part tiled walls.

Main Cattery Block and **Second Cattery Block** providing **Nineteen Cat Pens** in total.

Office/Reception Area

Barn with **Fourteen Internal Kennels** and **Office** (with CCTV system). Stairs lead off to a useful **Mezzanine Storage Area**.

New Kennel Block comprising **Nine Kennels**, each with a heat pad in the living area and its own external run. This block would be used for the larger dog breeds. There are **Two Secure Paddocks** to the front of this block.

Two Isolation Kennels

Barn used as a machine and implement store, and housing a range of freezers for storage of animal feed.

Three Storage Units with power and lighting (currently rented out)

Manège approx. 40m x 20m with a sand surface, flood lights and post and rail surround.

The **Land** consists of a number of small paddocks, some with dog-proof fencing.

IN ALL JUST OVER 3 ACRES (About 1.2 Hectares)

* **Additional Land** of c. 7 acres with equestrian facilities including further stabling, horse walker and lorry parking may be available by separate negotiation, further information is available from the agents.

** **Business Accounts** for the kennel and cattery enterprise are available and will be provided to serious potential purchasers on request.



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CHARNWOOD BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
OIL-FIRED CENTRAL HEATING, TELEPHONE and
BROADBAND (connected and available subject to normal
transfer regulations)

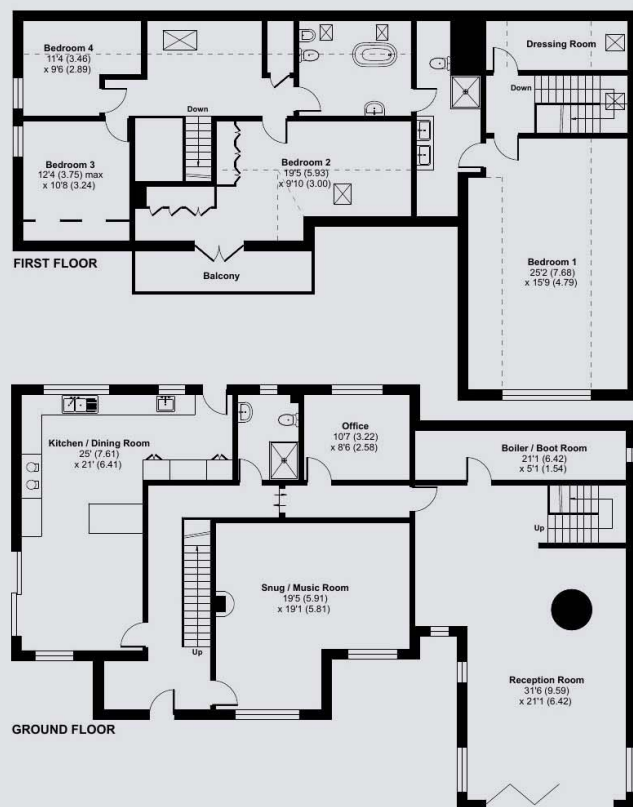
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DIRECTIONS

From the Cossington Interchange take the exit for the
A607. At the next roundabout take the 3rd exit onto
Rearsby Road. After approx. 1/3 mile turn left onto
Queniborough Road and continue onto Main Street which
becomes Croxton Road. The property can be found on the
right-hand side, identified by its own signage.

There is no For Sale board.

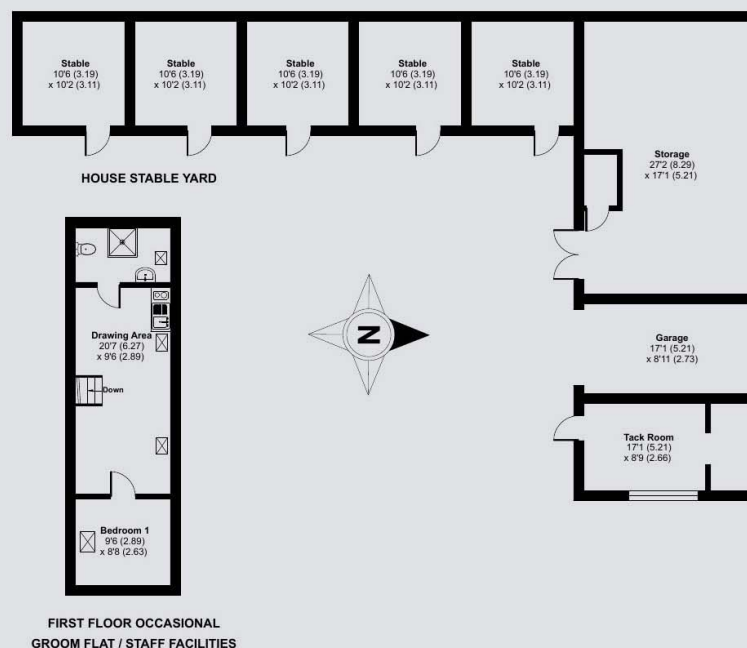
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Denotes restricted
head height

Approximate Area = 2957 sq ft / 274.7 sq m
Limited Use Area(s) = 363 sq ft / 33.7 sq m
House Stable Yard = 1483 sq ft / 137.7 sq m
FF Occasional = 338 sq ft / 31.4 sq m
Total = 5141 sq ft / 477.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025.
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