



Station Road, John O' Gaunt

Bedrooms: 4 Bathrooms: 4

An impressive detached former farmhouse, recently refurbished and modernised, enjoying an elevated position with far-reaching countryside views over approximately 20 acres. Offering extensive agricultural buildings, equestrian facilities and excellent potential for a variety of lifestyle, business or development opportunities (subject to the necessary consents), the property is offered for sale with no onward chain.

- Detached former farmhouse
- Approximately 20 acres
- Recently refurbished throughout
- Elevated rural position
- Long private driveway
- Extensive barns & outbuildings
- All-weather fenced ménage
- American barn-style stabling
- Potential for home business or Class Q conversion (STPP)
- No onward chain





Attractively positioned at the end of a long driveway and occupying an elevated setting, this recently refurbished and modernised detached former farmhouse enjoys outstanding far-reaching countryside views over its own high-Leicestershire land extending to approximately 20 acres, and beyond.

The original farmyard is situated securely behind the house and comprises an extensive range of useful barns and outbuildings, formerly used for cattle, grain storage and commercial poultry production. In addition, there is a substantial area of hardstanding, previously occupied by grain bins, together with a modern home office building.

Equestrian facilities include an all-weather fenced ménage with fibre sand surface measuring approximately 25m x 45m, together with stabling arranged within the former farm buildings in an American barn-style layout.



Offering exceptional versatility, the property is well suited to a variety of uses, including equestrian, lifestyle or home business purposes. The extensive range of agricultural buildings may also offer potential for further development, including the possibility of residential conversion under Class Q, subject to the necessary consents.

Offered for sale with no onward chain.

Station Road, John O' Gaunt, Melton Mowbray, LE14

Approximate Area = 2154 sq ft / 200.1 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

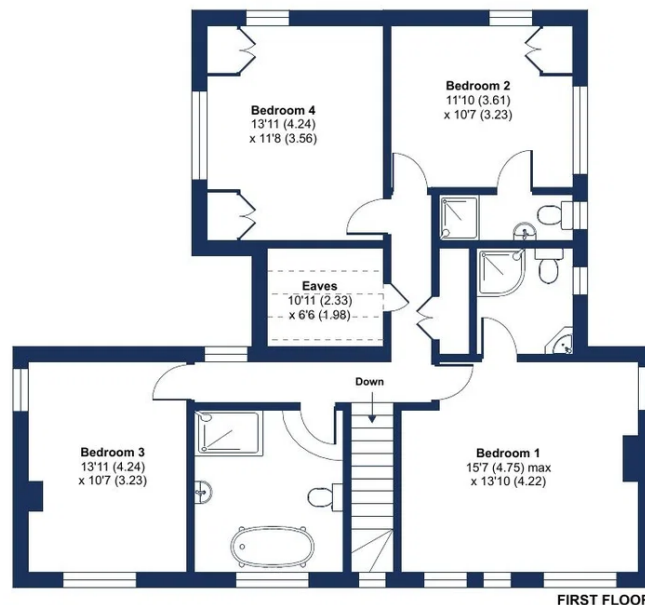
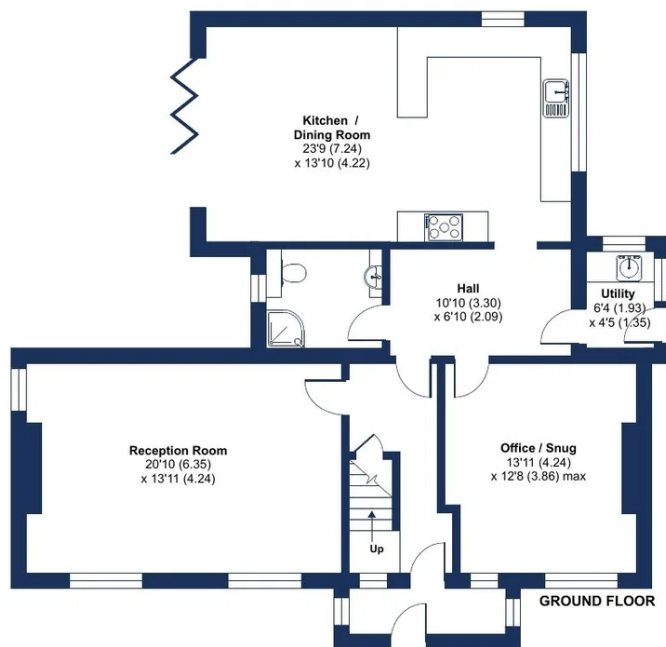
Outbuilding = 10580 sq ft / 982.8 sq m

Total = 12783 sq ft / 1187.5 sq m

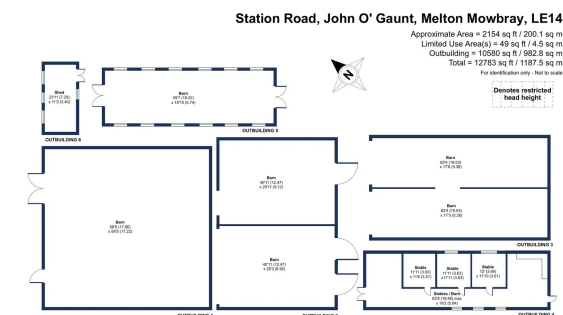
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Moores Estate Agents. REF: 1479894



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