
14 Stapleton Lane,
Kirkby Mallory, Leics, LE9 7QJ
FOX



GENERAL

An outstanding country house with South facing gardens and grounds extending to just over an acre. No. 14 Stapleton Lane has been remodelled with considerable style by the present owners, who have cleverly reimagined the house with beautiful light contemporary living spaces. A two bedroomed annexe has also been created over the quadruple garage block, which is currently used as an Airbnb but could easily be adapted for a dependant relative. The accommodation briefly includes an impressive open plan living kitchen, a sensational sitting room with bi-fold doors opening onto the terrace, a magnificent formal dining room, snug, home office and gym. On the first floor in the main house there is a spectacular master bedroom suite and four further double bedrooms, two of which have en-suites and a family bathroom.

There are sophisticated security measures in place including security gates, cameras and an alarm system.







LOCATION
Kirkby Mallory has a village shop, highly regarded restaurant and is home to the famous Mallory Park racetrack. The village is set in some of West Leicestershire's finest countryside and there are some superb walks in the area. It Is alo well located for access to the motorway network. There is a train station in nearby Hinckley and there are International airports at both Birmingham and Nottingham East Midlands. Market Bosworth is nearby and is one of the most well regarded and exclusive towns in West Leicestershire.

THE HOUSE
The accommodation is arranged over two floors as follows. Oak front door opens into a spectacular reception hall.

RECEPTION HALL
A spectacular introduction to the house with vaulted ceiling and large glass windows which flood the space with light. There is a high gloss tiled floor and contemporary glass balustrade staircase rising to the first floor.

SNUG
16'6" x 12'
A beautifully decorated room, the focal point of which is the fireplace with wood burning stove. Central heating radiator.

LIVING KITCHEN
26'6" max x 15'3" max
A wonderful open plan living kitchen. The kitchen area is fitted with a generous range of base and wall cabinets with quartz work surfaces. There is a Rangemaster cooker (Calor Gas), an integrated dishwasher and single drainer sink unit. It should be noted that there is underfloor heating in the kitchen area.

In the dining area, there is an impressive 10 seater breakfast bar with quartz work surface. PANTRY with fitted base unit.

Opening off the kitchen is an INNER HALL and Dining Room.

DINING ROOM
21'1" max x 12'3" max
A magnificent room, part of which has a vaulted ceiling. There are full height windows and a lowered ceiling with inset LED lighting. Central heating radiator.

GYM
20' x 10'7"
A superb gym with French doors opening into the parking area, doors to the annexe and sitting room.

SITTING ROOM
16' x 16'1"
A sensational room with bifold doors running down two sides opening onto the terrace. There is a media wall, lowered ceiling with LED light effects, three contemporary vertical radiators and an oak boarded floor.

INNER HALL
Opening off the inner hall are the home office, shower room, utility and laundry rooms.

HOME OFFICE
15'4" x 10'5" max
A really useful room with the potential for any number of uses. Central heating radiator.

UTILITY ROOM
9'1" x 6'
With base unit and inset sink unit. Back door and door to laundry room.

LAUNDRY ROOM
6'10" x 5'3"
Fitted base unit under which there is plumbing for a washing machine.

SHOWER ROOM
Corner shower enclosure, low flush lavatory, wash hand basin and chrome ladder style towel rail.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the landing.



FIRST FLOOR LANDING
Opening off the landing are the bedrooms.

MASTER BEDROOM
14' x 12'5"
A sensational room with two large gable windows from which the views over the gardens and paddocks beyond can be enjoyed. Two central heating radiators.

DRESSING ROOM
10'8" max x 8' + 'robes
There are fitted wardrobes running down either side of the dressing room.

EN-SUITE
Luxurious en-suite which is arranged as a wet room. There is a walk in shower area with rainfall and hand held shower attachments, two wash hand basins set in traditional wash stand, low flush lavatory and a contemporary heated towel rail.

BEDROOM TWO
15' x 9'10"
A double bedroom with central heating radiator.

EN-SUITE
Walk in shower enclosure, low flush lavatory, wash hand basin and chrome ladder style towel rail.

BEDROOM THREE
12'6" max x 12'8" max
Overlooking the garden. Central heating radiator.

EN-SUITE
Walk in shower enclosure, low flush lavatory, wash hand basin and chrome ladder style towel rail.

BEDROOM FOUR
10'3" x 9'
A double bedroom with central heating radiator.

BEDROOM FIVE
9'9" x 9'1"
Double bedroom with central heating radiator.

FAMILY BATHROOM
A beautifully appointed bathroom with a traditional roll top bath, walk in shower enclosure with rainfall shower, low flush lavatory and wash hand basin. There is a window seat and wainscotting to one of the walls.

THE ANNEXE
The annexe can be accessed from the gym or via its own front door from the parking area.

It should be noted that the annexe is heated independently of the main house with a calor gas boiler.

A flight of stairs rises to the first floor,

LANDING
A door opens into a small hallway from which the two bedrooms can be accessed.

BEDROOM ONE
13' x 11'1"
A double bedroom with a bank of wardrobes with mirrored fronts running along one side. Central heating radiator. (First measurement 11' measured to 5'1").

BEDROOM TWO
13'2" x 10'9"
A double bedroom with a bank of wardrobes with mirrored fronts running along one side. Central heating radiator. (First measurement is 11'2" measured to 5' eaves height).

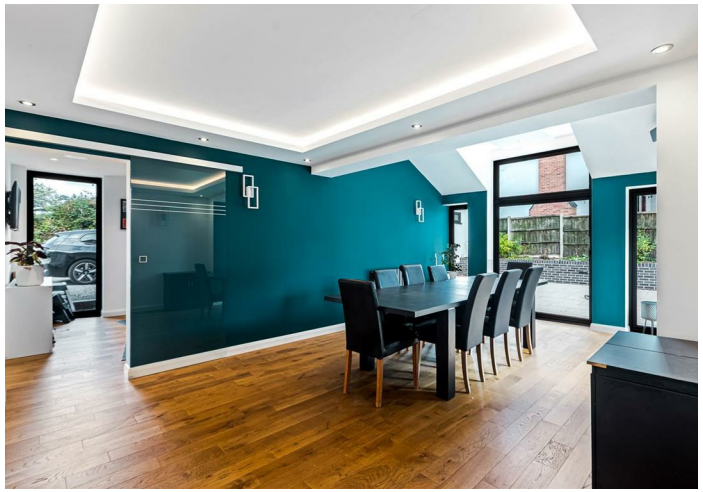
SHOWER ROOM
There is a corner shower enclosure with rainfall and hand held shower attachments, low flush lavatory, wash hand basin with back lit mirror over and a chrome ladder style towel rail.

OUTSIDE
Wrought iron electrically operated security gates open onto a stoned drive which leads up to a parking area beside the house. Opening onto the drive is the quadruple garage.

QUADRUPLE GARAGE
A magnificent quadruple garage with four electric roller shutter doors. In the garage itself, there is a CLOAKROOM with low flush lavatory and a base unit with a single drainer sink unit.

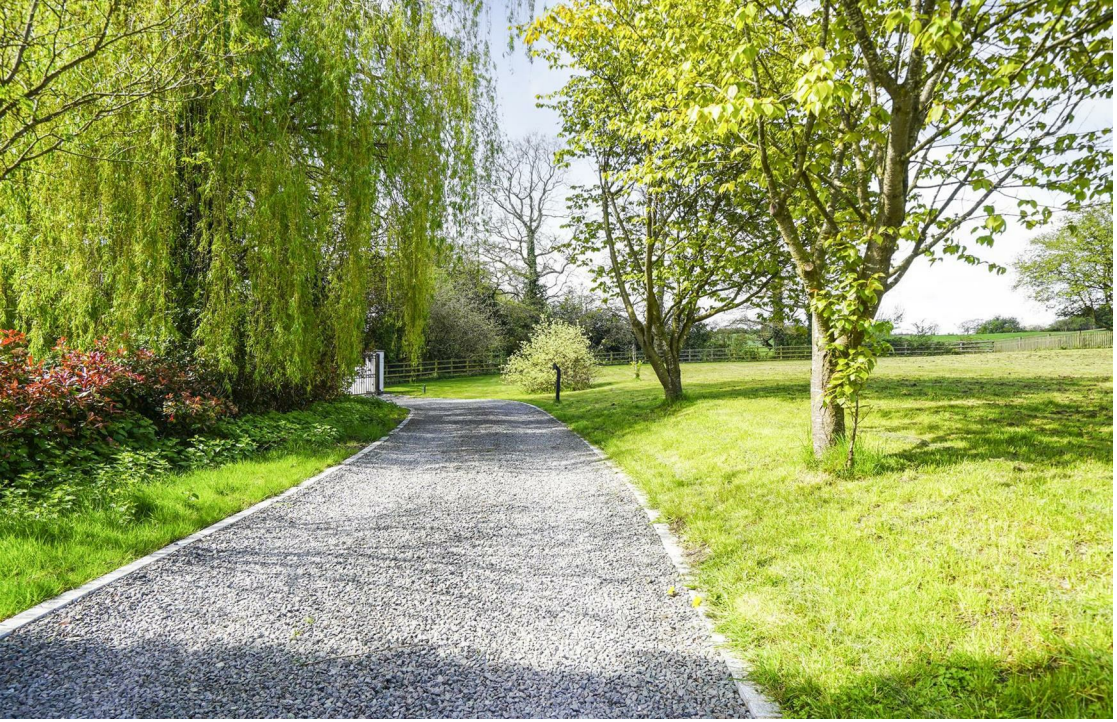
THE GARDENS
There are sweeping lawns to the front with a large terrace wrapping around three sides of the house, which can be accessed from the principal rooms, making this a perfect space for outdoor dining and entertaining. Two garden sheds are included in the sale.

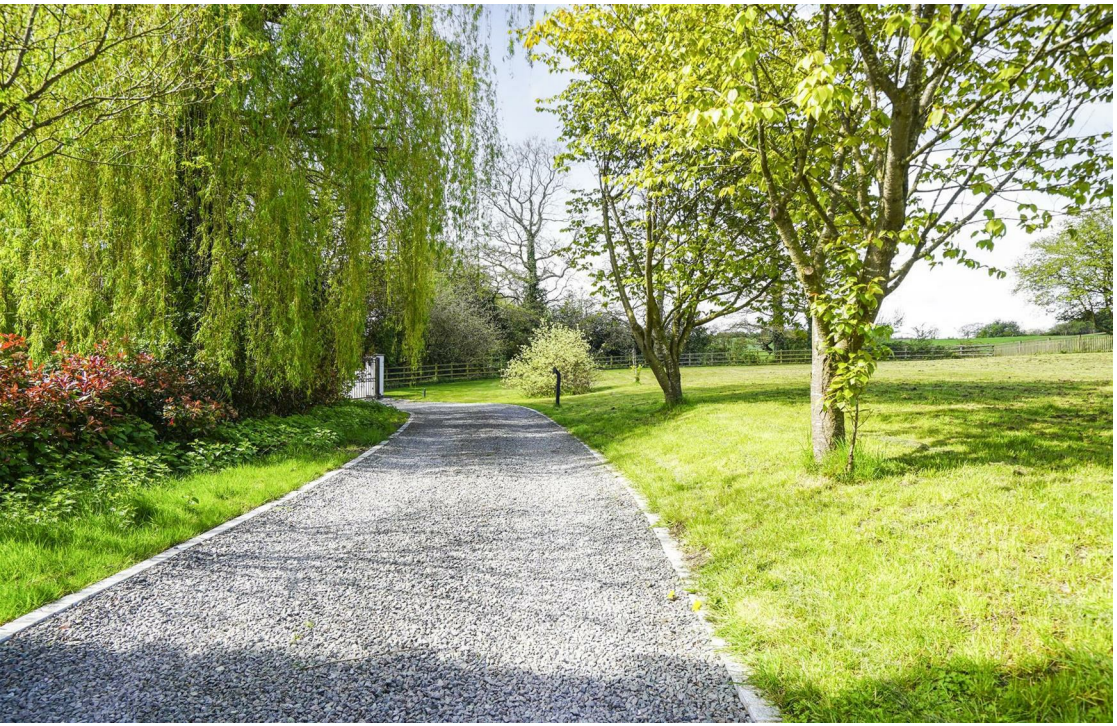
COUNCIL TAX BAND
Hinckley and Bosworth Band G.





















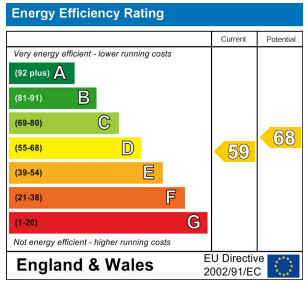














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