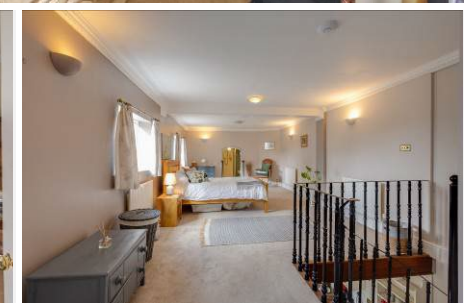
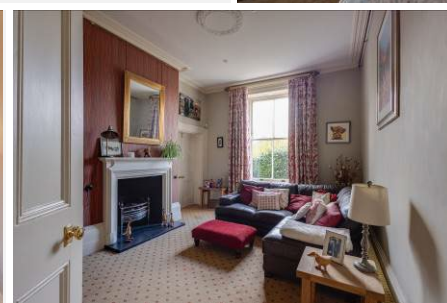


DOVECOTE HOUSE







Dovecote House is an elegant period family home set in private walled grounds. It is offered with a detached cottage, outbuildings, and an integral self-contained annexe, together providing over 7,600 sq. ft. of accommodation. The property is brought to the market with no onward chain. Beautifully presented throughout and full of charming features, the main house opens with an entrance hall leading to a grand reception hall. This impressive space includes a wood burner with a cosy seating area and stairs down to the basement wine cellar.

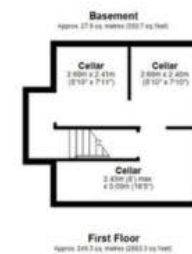
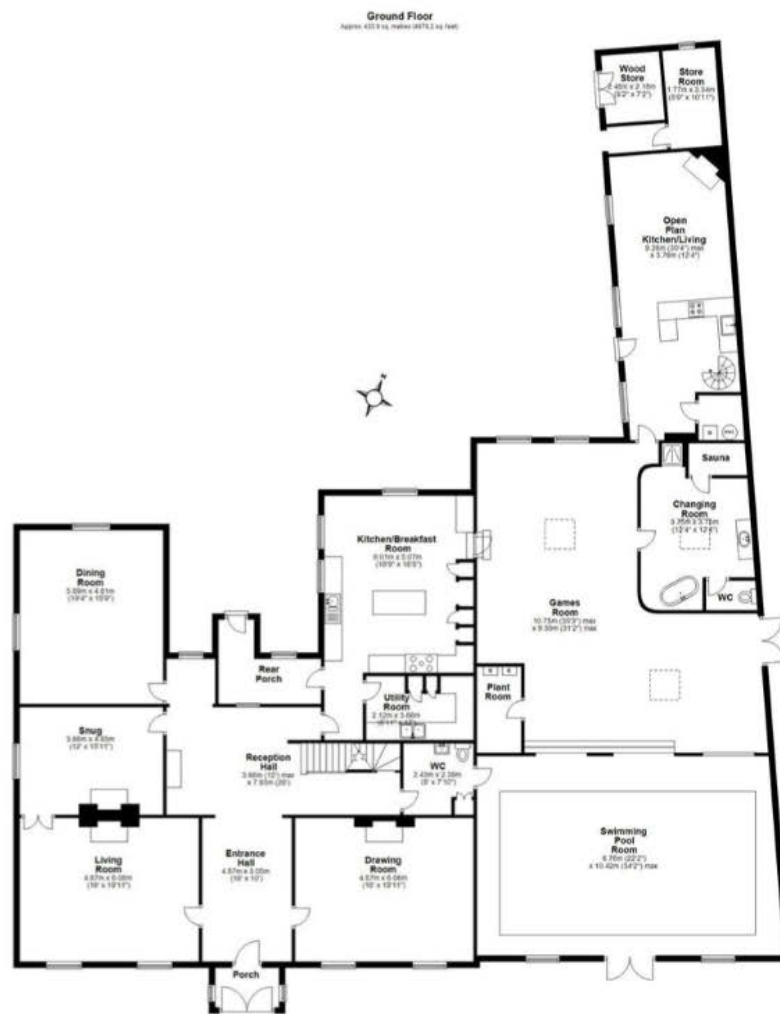
The ground floor accommodation is extensive, comprising a formal dual-aspect drawing room, a dual-aspect living room with feature fireplace and garden views, and a snug with feature fireplace. There is also a large dual-aspect dining room, cloakroom, and rear lobby leading to a well-appointed open-plan breakfast kitchen with central island, Range cooker, and separate utility room.

A further highlight of the ground floor is the leisure wing. This includes an indoor swimming pool, a large games room, home gym, and a bathroom with jacuzzi bath and sauna. This area also provides integral access to Courtyard Cottage, which has its own independent front door. The cottage offers open-plan living space to the ground floor with a feature spiral staircase rising to a sizeable double bedroom with en-suite shower room.

Upstairs, the main house offers a spacious galleried landing leading to the master suite. This features a dressing room, walk-in wardrobes, and en-suite bathroom. There are four further double bedrooms, a sixth smaller bedroom, and two additional bathrooms.

The gardens are a particular feature of the property. Fully enclosed by a high wall, mature trees, and hedging, they offer large areas of lawn together with a pond and patio area — perfect for enjoying the wildlife and far-reaching countryside views.

Long Clawson is a well-regarded Vale of Belvoir village with excellent amenities, including a doctors' surgery, village shop, hairdressers, deli and café, gastro pub, and primary school. The nearby market town of Melton Mowbray offers further facilities. The village is well placed for commuting, with good access to the A52, A46, A1, and M1. Grantham station is also convenient, providing high-speed rail links to London Kings Cross in just over an hour.



Total area approx. 711.1 sq. metres (7654.2 sq. feet)
This floor plan is not to scale. It is for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.

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