



**Connells**

Main Street  
Asfordby Melton Mowbray



## Property Description

### Rear Garden

A generous rear garden that wraps around the property, offering excellent outdoor space including fruit trees, vegetable garden, patio and substantial lawned area.

The Old Hall is a Grade II\* listed Jacobean former manor house (circa.1620) including outbuildings set on a generous plot including its own orchard, in the heart of Asfordby village. This historic property combines period features, with exceptional space and versatility, offers an exciting project with great potential.

The size and layout of the plot presents an exciting development opportunity, for which planning permission has been granted. With its impressive triple-gabled façade, Switherland slate roof, stone-mullioned windows, inglenook fireplaces and period details. The Old Hall represents a rare opportunity to acquire an historic property with scale, character and outstanding potential in a prime village location.

Its 18th century barn, 19th-century coach house, stables and water pump dated 1776 are Grade II listed and there is also a dove cote which is not listed. All four outbuildings have planning permission for conversion into dwellings and the five carports. There is also an application for a separate single-storey dwelling. The orchard, with its own address also offers great potential.

Accommodation spans five bedrooms, including two en-suites, a family bathroom. The ground floor offers three sizable reception rooms, a large kitchen and utility room, pantry/store room, a downstairs WC, wine cellar, plenty of built-in storage and a servants' staircase. Extensive gabled loft space adds further development potential.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and

conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor:

### Front Entrance Hall

Victorian tiled flooring with wood panelled walls, and radiators, giving access to three good sized reception rooms, main stairs to the first floor, rear entrance hall and external porch, main kitchen, pantry/store room, spiral servants stairs to the first floor and steps down to basement wine cellar. Includes multiple storage cupboards, one housing the servants' staircase leading to Bedroom 2 and the extensive loft space spanning the three gables.

### Drawing Room

Carpeted with two radiators, dual aspect with stone mullioned windows to the side of the property and two single-glazed sash windows to the front, above window seats with wooden shutters, picture rails and marble surround open fireplace.

### Kitchen

Modern spacious bespoke fitted kitchen, with a wealth of units, exposed beams and lino flooring. Dual aspect, large single-glazed

stone mullioned windows to rear and side, large radiator, double integrated oven, gas hob with extractor, sink, space for fridge, plus original cast iron kitchen range and stoves set into a stone inglenook fireplace. Door into utility room.

### Utility Room

Lino flooring, sink, window to rear, space for washer, dryer and fridge-freezer.

### Pantry/Store Room

Accessed from the rear hall, carpeted with single-glazed stone mullioned window to rear, sink and built-in shelving.

### Wine Cellar

Accessed via steps from the rear hall, this space is located beneath the dining room and pantry/store. It features several small windows overlooking the drive, providing natural light despite its lower-level position.

### Dining Room

Accessed from both rear and front halls. Carpeted with two radiators, single-glazed window to side with fitted wooden shutters, and a cast-iron Victorian tiled fireplace.

### Library

Hardwood flooring, dual aspect two single-glazed sash windows to front, above window seats, and one to the side all with wooden shutters, large open stone fireplace, and two radiators.

### Cloak Room

Hardwood flooring, WC, sink, single-glazed window to front, and radiator.

### Store Room





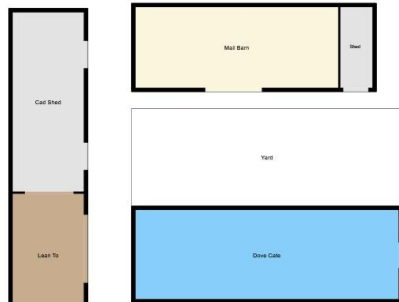




Ground Floor



First Floor



Outbuildings



Connells

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022  
E leicester@connells.co.uk

22-24 Halford Street  
LEICESTER LE1 1JB

EPC Rating: E Council Tax  
Band: E

Tenure: Freehold

view this property online [connells.co.uk/Property/LTR326103](http://connells.co.uk/Property/LTR326103)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: LTR326103 - 0002