

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Price

guide price £1,200,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Rare Opportunity - Viewing Essential
- > Former C17th Manor Grade II* Listed With Wine Cellar
- > Sizeable Plot With Development Potential Including Planning Permission
- > Range Of Outbuildings
- > Village with Amenities West of Melton Mowbray

○ Short Description

An excellent development opportunity on offer, with planning permission. The Old Hall, Grade II* listed Jacobean former manor house (circa.1620) in the heart of Asfordby village in rural Leicestershire. This substantial brick-built property is situated on a large plot alongside extensive outbuildings.

○ Long Description

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.

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

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.

○ Directions

○ Agents Note

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Room Description

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.

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Room Description

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

Storage room with built-in shelving, single-glazed sash window to front.

First Floor:

Landing

Split-level gallery landing, carpeted with radiator and single-glazed sash window to rear, giving access to five bedrooms, family bathroom, and cloakroom.

Bedroom One (master)

Carpeted with two radiators, two single-glazed sash windows to the front of the property overlooking the substantial front garden, two walk-in storage cupboards (one interconnected/ shared with Bedroom Three), fireplace.

En-Suite

Tiled with radiator, bath with mixer taps and overhead shower, WC and sink. Two single-glazed windows to front, one sash window and a second circular feature window, giving plenty of light.

Bedroom Two

Hardwood flooring, two single-glazed windows to the rear of the property overlooking the substantial garden, radiator, large open stone fireplace (closed off), and access to the servants' staircase via a second door, leading to the gabled loft space and to the ground floor.

En-Suite

Tiled with exposed beams, towel radiator, double-glazed window to the rear, electric shower cubicle, WC and sink.

Bedroom Three

Carpeted with two single-glazed windows to the rear, two radiators, exposed beams, and a walk-in storage cupboard (interconnected/shared with the master bedroom one), Victorian fireplace.

Bedroom Four

Carpeted with two single-glazed sash windows to the front of the property overlooking the substantial front garden, two radiators, storage cupboard, Victorian fireplace, and exposed beams

Bedroom Five

Carpeted with single-glazed sash window to the front of the property overlooking the substantial front garden, radiator, and exposed beam.

Family Bathroom

Tiled flooring with WC, sink, radiator, electric shower cubicle, airing cupboard and storage.

Cloakroom

WC and sink, small window above rear porch and entrance to the property.

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Room Description

Loft Space

At the top of the former servants' staircase lies an extensive loft with exposed beams and stonework. Light enters through three windows to the front and three to the rear for each of the three gables, offering great potential for conversion or storage.

Exterior:

Main Barn And Outbuilding

A substantial two-storey barn and adjacent outbuilding, incorporating a workshop area, offering excellent scope for storage, hobbies, or conversion.

Coach House/Garage

A practical garage featuring traditional barn-style doors and full electricity supply throughout, ideal for storage or workshop use.

Dove Cote

Endearing brick dove cote sits at the top of the drive, in front of the stable yard and main barn beyond, currently used for storage has great potential in its own right.

Outbuildings

Numerous outbuildings including cow shed & lean-to, barn & stables, tack room and old wash house currently providing extensive storage and scope for a variety of uses.

Driveway

Provides main access to property including to the house, out buildings and orchard where the restored listed water pump is located. Wide gated entrance, forked driveway looping around mature walnut tree at the top, past the gated entrance to the front garden, to the main house, coach house/ garage, dove cote, other outbuildings, and yard back down past the orchard back to the main entrance. Drive and stable yard behind the dove cote provide ample parking and good access.

Front Garden

Gated access from the drive leading to a generous front garden.

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.

Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Property Images



Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Property Images



Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Property Images



Property details approval form

146 Main Street, Asfordby, Melton Mowbray, Leicestershire, England, LE14 3TT

Date: 05 May 2026

Property Ref and Version: LTR326103 - 0001

○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Heenay Joshi		
Mrs J.L. Greer		