



A detached four bedroom dormer bungalow

Trussell, Long Lane, Hickling, Melton Mowbray, Leicestershire, LE14 3AG

Freehold



Excellent redevelopment opportunity (STPP) • Set within a delightful plot of 12 acres • Offering in excess of 3000sqft of accommodation • Two bedrooms to the ground floor & two first floor • Five reception rooms and a study • Ample off street parking & double garage • EPC rating: F

Location

Hickling is an unspoilt rural Conservation village on the edge of the Vale of Belvoir having extensive amenities close to hand in the thriving market towns of Melton Mowbray and Bingham and slightly further afield in West Bridgford. The village has an active community with focal points being the village hall, the parish church and centred around the Grantham Canal basin, a popular gathering point and start for country walks, there is The Plough Inn and The Old Wharf tearooms.

Served by a day nursery in the village (Hickling Pre School) and highly regarded junior schooling at Kinoulton Primary School, the village lies within the South Wolds catchment for senior pupils with accessible bus services to independent schooling at Loughborough, the Nottingham High Schools and Trent College. Grammar schools are located in Grantham for boys and girls.

The regional centres of Nottingham and Leicester can be readily accessed from the village which offers convenient access to the A46, and also the M1/A1 motorway networks, the East Midlands Airport and the Kings Cross rail service from Grantham.

Description

Trussell occupies an enviable position, set to the end of a

private drive within the highly sought after village of Hickling. The property presents a rare opportunity to redevelop the main house and the adjacent Koi building to a substantial, individual family home, subject to the necessary planning consents.

The superb 12 acre plot on which the property sits is Trussell's showpiece. It is split into a number of segments to include generous formal gardens with four ponds, a small orchard, a mature woodland and a parcel of paddock land to the head of the plot.

Ground Floor

The extensive accommodation to the ground floor is made up of; an entrance porch to the north elevation, leading onto the vaulted breakfast kitchen with an adjoining utility and WC. A generous dining room, accessible off both the internal lobby and the breakfast kitchen. A versatile reception room which neighbours the dining room with a useful pantry off.

An internal lobby lends access to the remaining accommodation to include a vast, dual aspect sitting / dining room featuring a door out to the west, a triple aspect drawing room and a garden room overlooking the formal gardens.





There are two generous double bedrooms to the ground floor, one of which being the principal bedroom, benefitting a four piece en suite bathroom and a door out to a patio seating area. The family bathroom is accessible via the internal lobby which is fitted with a low level WC, a bidet, a vanity wash hand basin and a bath with shower over.

First Floor

There is a dual aspect study off the sitting / dining room which also allows access to the stairs, leading to the first floor bedroom accommodation. There are two bedrooms at this level, one of which benefits a dressing room, whilst the other holds fitted units to include a wardrobe, dressing table and draws. A three piece shower room serves the two bedrooms at first floor level.

Outside

The front of the property allows for ample off street parking, in addition to a double garage with internal power and lighting. To the rear of the garage is a useful potting shed, a green house and an area of lawn.

The delightful, formal garden is laid across three acres to the rear of the property and includes four feature ponds, set within well-manicured lawns, some of which are stocked and two patio seating areas, one off the garden room and the other located off the principal bedroom.

Adjacent to the main house is the Koi building, constructed by the current owner occupier 30+ years ago, the steel framed building incorporates a large Koi

pond and a seating area, surrounded by bedding planters. There is a full wall of glazing to the south aspect and a vaulted ceiling. This building could become secondary accommodation to the main house, subject to the necessary planning permission

A fiberglass dome behind the Koi building covers a disused swimming pool which could be refurbished to bring the swimming pool back to a useable condition.

A tree lined path cuts through an expanse of lawn and leads up to the orchard, planted with a variety of fruit trees with a brick built store positioned to the south boundary. There are a number of hose points dotted around the 3 acres of gardens and orchard.

Following on from the orchard is 1.7 acres of mixed woodland, all planed by the current owner some 30+ years ago. There is a central walkway through the woodland to the 6.5 acre paddock to the head of the plot, all of which is bound by mature trees and hedging. Please note – there are two footpaths that pass through the paddock land, useable by the general public.

Tenure: Freehold

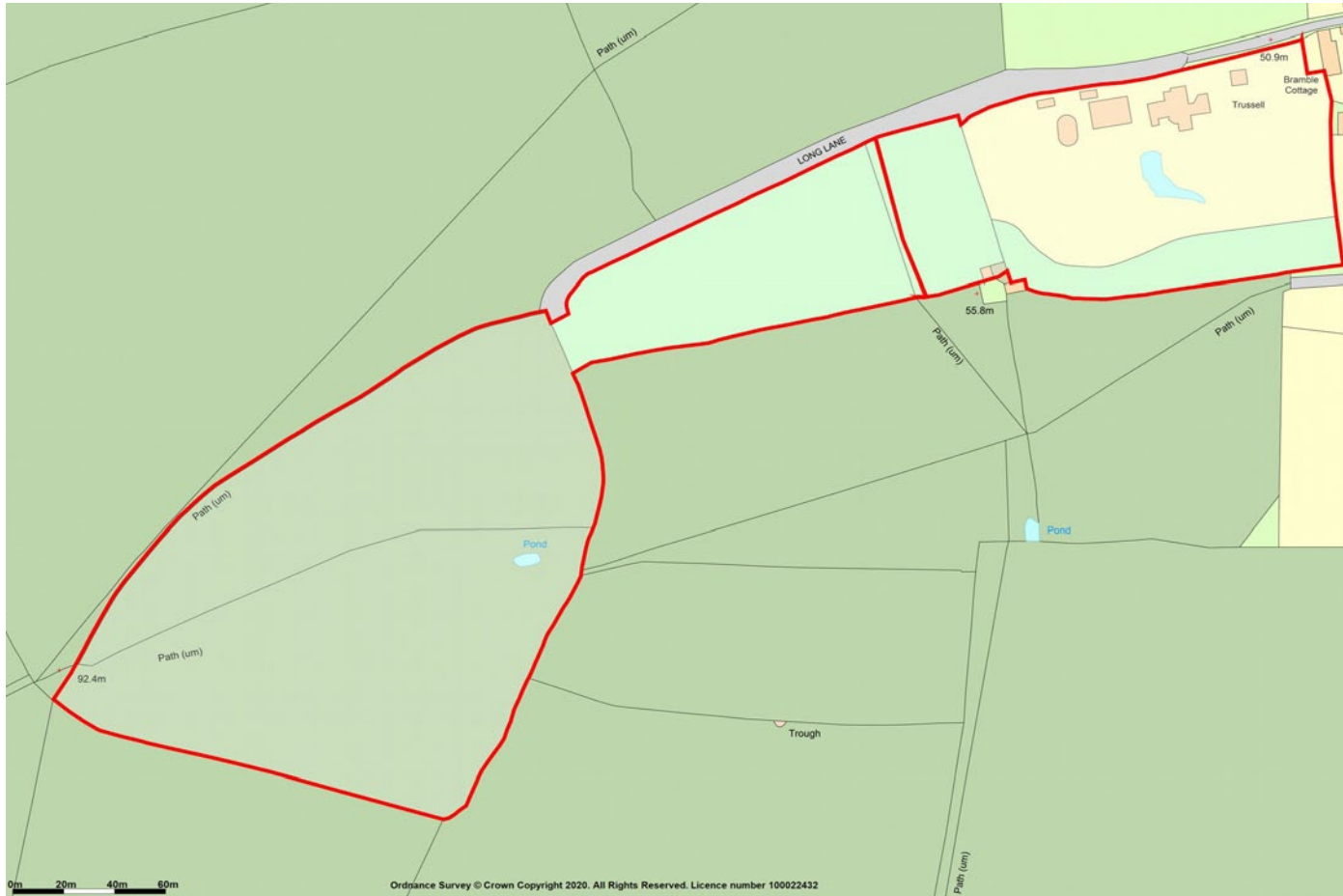
Energy Performance

Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.





Trussell, Melton Mowbray
Main House gross internal area = 3,111 sq ft / 289 sq m
Garage gross internal area = 347 sq ft / 32 sq m
Pond gross internal area = 1,771 sq ft / 164 sq m
Potting Shed gross internal area = 133 sq ft / 12 sq m



For identification only. Not to scale. © 201112LB

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