



A fine two storey period country home

Stoneacre, Church Lane, Stathern, Melton Mowbray, Leicestershire

£1,650,000 Freehold



A stunning period family home • Separate two bedroom holiday cottage • Four converted outhouses • Three reception rooms • A refitted dining kitchen • Utility / boot room and cloaks • Five bedrooms, two bathrooms • Carport and parking • Grounds of approximately 1.86 acres • Chain free

Local Information

Stathern is situated within the picturesque Vale of Belvoir renowned for its numerous country walks and outside activities.

The village is well served with a garage, coffee shop and stores, Post Office, pub, primary school and an active village community for all ages. Extensive shopping is available at the nearby market towns of Melton Mowbray, Bingham and Grantham.

Stathern is well positioned for easy commuting to Nottingham, Melton Mowbray, Grantham and Leicester. From Stathern, Grantham Railway Station is some 20 minutes, with a connection to London Kings Cross within approximately 75 minutes.

About this property

A beautiful family home in lovely gardens with a separate holiday cottage and extensive office space.

Stoneacre is a stunning ironstone village house of great character, the oldest part dating from the 18th century. The property sits in a fabulous setting, with views towards Tofts Hill and Belvoir Ridge. Approached through a five bar gate, the driveway sweeps by a range of recently converted outbuildings, two bedroom

cottage, with substantial turning and parking area.

This family home has been sympathetically altered and extended over the course of its lifetime to provide versatile living spaces, incorporating exposed beams, stone floors, wood burners, cast iron radiators and sash windows.

Ground floor – The front door leads to the reception hall with a bespoke oak balustrade staircase to the first floor. The sitting room has an inglenook fireplace and inset wood-burner. French doors lead to the terrace and gardens beyond.

The wonderful open plan dining kitchen has been recently fitted with bespoke painted cupboards and drawers, a mix of solid oak and quartz work surfaces, a stainless steel Lacanche two oven professional Range with seven burners, integrated dishwasher, central island unit with solid oak work surface, stone floors, underfloor heating and exposed ceiling beams and French doors leading to the terrace. There is a pantry at the back of the kitchen housing the fridge freezer, microwave and cupboards, leading on to a cloakroom.





There is a separate dining room with feature fireplace, exposed beams, sash window to the front with a window seat and wall lights. The family room has a solid oak floor, log burner, wall lights and sash window to the front.

Rear entrance, vaulted ceiling with double glazed Velux windows, flagstone flooring and two radiators. Utility / boot room with fitted units and a double Belfast sink. Room for an American style fridge freezer, washing machine and tumble dryer as well as coat hooks and cupboards.

First floor - Landing, access to roof void, sash window to the front and solid oak flooring.

Principal bedroom, double glazed windows to the side and rear elevations, traditional style cast iron radiator and solid oak flooring, the dressing area with multiple fitted wardrobes.

Bathroom, Victorian style double ended bath, pedestal wash hand basin, low level WC, towel radiator, frosted double glazed window, shower / wet area.

Bedroom two, double glazed window to the side and rear elevations, traditional style cast iron radiator and wall light points.

Bedroom five, double glazed window to the side and radiator.

Bedrooms three and four to the front elevation with sash windows to the front, fitted wardrobes, cupboards and shelves and traditional style cast iron radiators.

Family bathroom, panelled bath, shower cubicle, low level WC, pedestal wash hand basin, towel radiator and double glazed window.

Garden Cottage has been well maintained and run as a successful holiday let for 10 years. The front doors lead to a large open plan living space incorporating the kitchen and sitting room with stairs rising to the first floor. Kitchen - good range of fitted units, work surface, ceramic sink, oven, four ring ceramic hob, extractor over, tiled splashback, space for a fridge freezer and washing machine. Bathroom – wash basin, wc, bath with shower over and glazed side screen and Velux.

To the first floor are 2 bedrooms and a cloakroom.

Outside - Gardens, to the front gardens are laid to lawn, with a selection of specimen trees, shrubs and deep mixed herbaceous borders. The rear gardens are well tended, offering a high degree of seclusion. Laid mainly to lawn, with well stocked mixed herbaceous borders and a selection of specimen and fruit trees. French doors from the dining kitchen open onto the terrace, ideal for entertaining and a stone pergola to one side.

The terrace envelops two elevations. Stone steps lead up to the expansive lawns and to an open orchard. A five bar gates leads to the paddock which extends to approximately 1.3acres (0.52 Ha).





Offices / studios - The current owners have sympathetically converted the four outbuildings into four versatile rooms. These can be put to many uses such as offices, studios, cinema room, playroom or store rooms.

Open garaging - power and light and gardener's WC.

Tenure

Freehold

Energy Performance

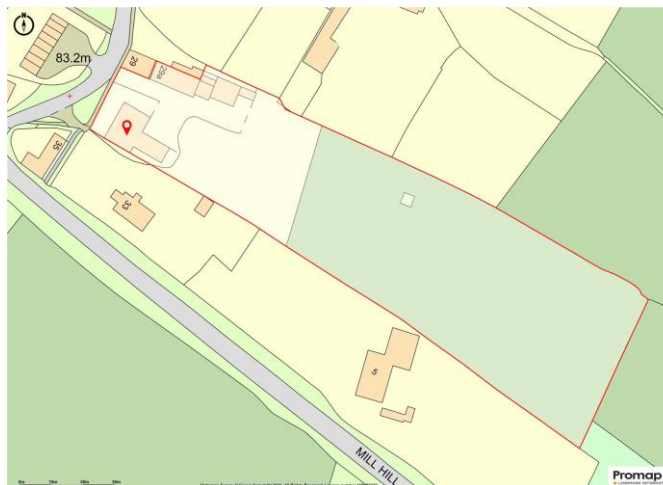
Main House - EPC Rating = C

Cottage – EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

Telephone: +44 (0) 115 934 8020.





Church Lane, Stathern, Melton Mowbray, Leicestershire, LE14
Gross Internal Area 3158 sq ft, 293.4 m²


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Approximate Area = 293.4 sq m / 3158 sq ft (Excluding Carport)
Studios / WC = 63.7 sq m / 686 sq ft
Cottage = 82 sq m / 883 sq ft
Store = 8.4 sq m / 90 sq ft
Total = 447.5 sq m / 4817 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	78
EU Directive 2002/91/EC 		

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