

# Melbourne Road

Staunton Harold, Ashby-de-la-Zouch, LE65 1RU

John  
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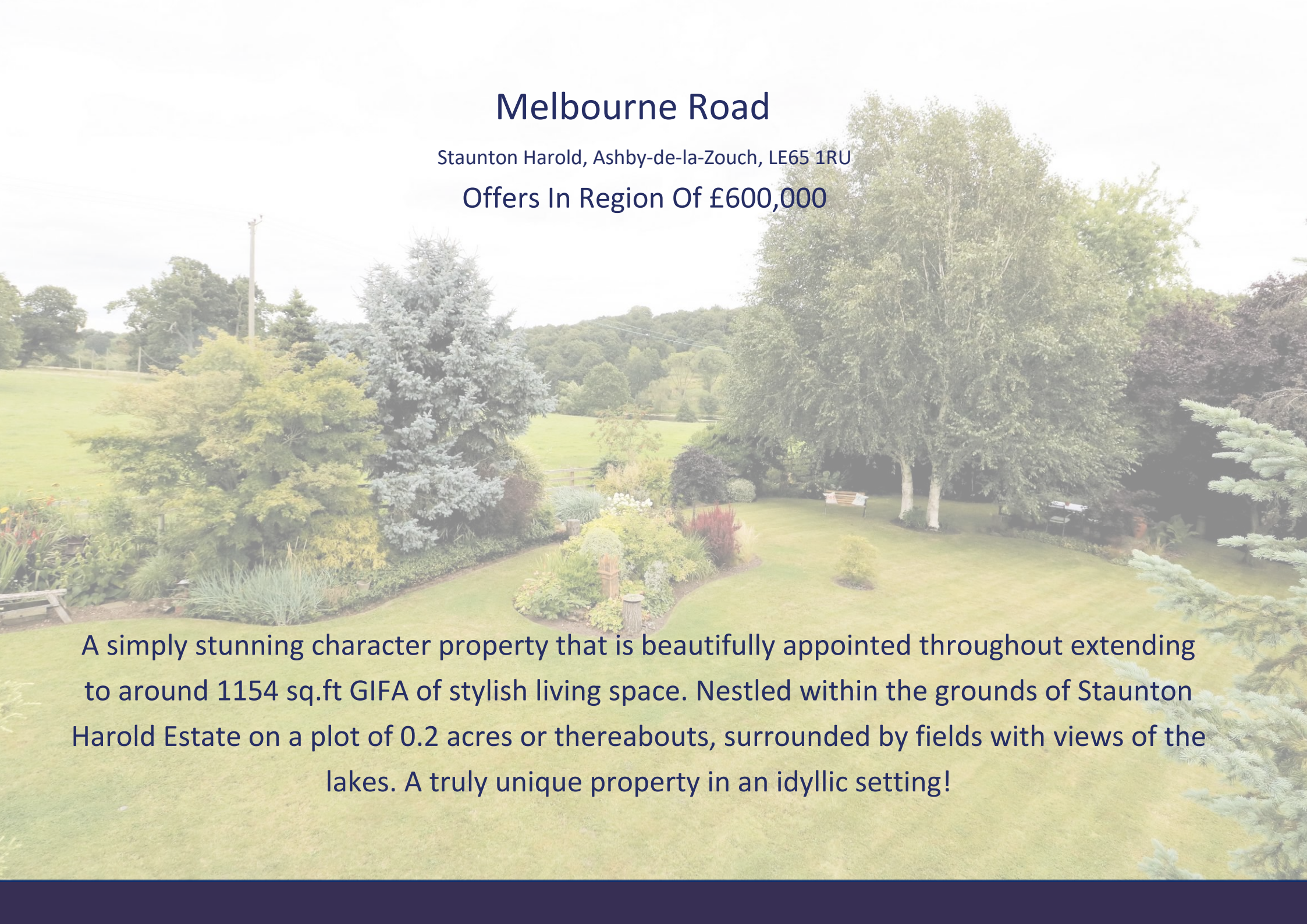




# Melbourne Road

Staunton Harold, Ashby-de-la-Zouch, LE65 1RU

Offers In Region Of £600,000



A simply stunning character property that is beautifully appointed throughout extending to around 1154 sq.ft GIFA of stylish living space. Nestled within the grounds of Staunton Harold Estate on a plot of 0.2 acres or thereabouts, surrounded by fields with views of the lakes. A truly unique property in an idyllic setting!



Location - A simply breathtaking place to live, Staunton Harold Estate is a traditional country Estate of 2000 acres centred around the Georgian Mansion of Staunton Harold Hall with its 17th Century Church. Framed by trees full of birds and surrounded by lakes with swans, geese and countless water lilies, it really is a special place to call home as echoed by the current owners - 'We love the beautiful countryside in and around Staunton Harold, the lovely walks and peaceful setting - there is nothing better than sitting in the summerhouse on a sunny summers day watching the green woodpeckers hopping up our lawn'.

Hunt Lodge is a fabulous building that falls within the curtilage of the Grade I listed building of Staunton Harold Hall. It was built circa 1860 to house the hounds of the famous Quorn Hunt maintained by the 10th Earl with the huntsmen living along the top floor. Thoughtfully converted into four luxury residences in 1992, number 4 Hunt Lodge combines seamlessly beautiful period architecture with a contemporary and stylish interior that can only be appreciated upon a personal inspection. It is located a short walk from nearby Ferrers Centre, a former stable block consisting of a café, deli, gallery and other independent craft style enterprises plus a well stocked garden centre.

Accommodation - The property is approached over a shared gravelled driveway culminating at a garage and private driveway. A stunning garden framed by a neat low box hedge pathway leads you to the entrance vestibule with its feature glazed door with glazed fan skylight over. Within, sash windows look to either side and the entrance makes for a perfect place to sit and take off your boots after a Sunday countryside walk. A second glazed door opens to reveal the central reception hallway with stairs leading off and storage set beneath. There is beautiful ornate cornicing to the ceiling, a fitted bookcase and panelled doors leading off.

The guest cloakroom has been refitted and houses a WC and wash hand basin. The living room is a lovely sized space running full width with twin sash windows overlooking the formal communal gardens and Estate beyond. At its focal point is a beautiful fireplace with inset log burning stove set upon a rustic brick hearth and is flanked either side by two bespoke cupboards set within the chimney breast recesses.

The luxury dining kitchen really is a delightful space having been refitted with an extensive range of bespoke cabinets wrapping along three walls providing plentiful storage, complemented by a striking contrasting natural stone counter which incorporates an inset Belfast style sink with a period style mixer tap. Tiled floor runs throughout this room and into the dining area where there is ample space for family dining and twin dual aspect sash windows which flood the room with light and overlook the gardens.

Ascend the stairs to the first floor and you will find yourself standing on a spacious landing, the current owners have created a wonderful library/reading nook set beneath the large sash window which offers far reaching views to the fields and lakes beyond. Arranged around the landing are three excellent double bedrooms, bedrooms two and three have sash windows to the fore overlooking the communal formal gardens and Staunton Harold Estate beyond whilst bedroom one is a full width room, spacious in size and featuring full height fitted wardrobes running along one wall with plentiful storage within. There is also a dressing area and twin sash windows overlooking the rear.

Last but not least is the family bathroom that has been re-designed and beautifully appointed with tiled floor, full height tiling to the walls, a full width high gloss contemporary fitted vanity unit with plentiful storage, black counter tops incorporate a white sink with mirror above and pelmet lighting over. There is a tall ladder style radiator and a feature frameless walk-in shower area with dual shower heads, one of which is a large rainfall style.

Outside are thoughtfully designed and landscaped gardens to the side with a perfect spot for morning coffee and a breakfast area. A pathway leads you to the main lawned grounds which are a haven for wildlife and extend to circa 0.2 acres or thereabouts and have a wide variety of trees and mature shrubs also featuring a vegetable garden area with various seating areas dotted around to take full advantage of the daytime sunlight. There are beautiful views to the side overlooking the fields down to the lakes beyond.

Tenure: Each owner of the four Hunt Lodge residences owns 25% of the Freehold and are directors of the Hunt Kennel Management company. Leasehold with around 985 years left to run. There are no ground rent charges. Building is jointly insured as one, costs for maintenance of the communal areas is shared as and when required. As one of the Freeholders, there is complete control over the charges.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Services:** Mains water and electricity. Drainage is via a septic tank is shared between the four properties of Hunt Lodge which is emptied annually with shared costs. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/13082021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F











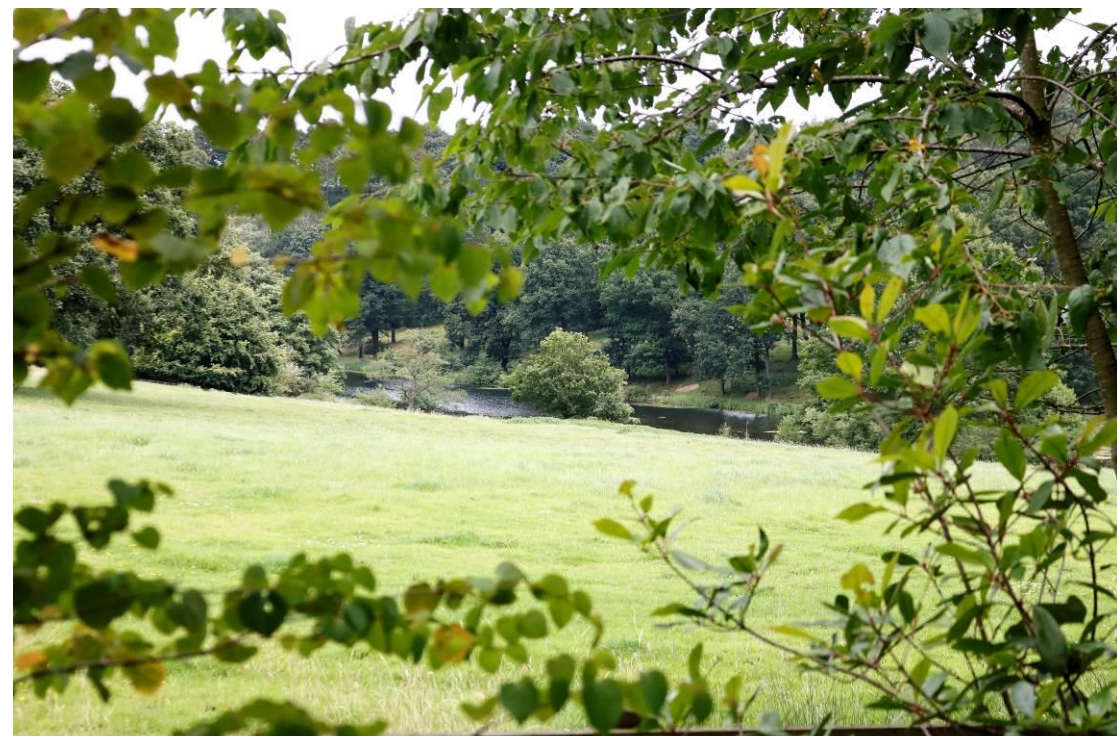
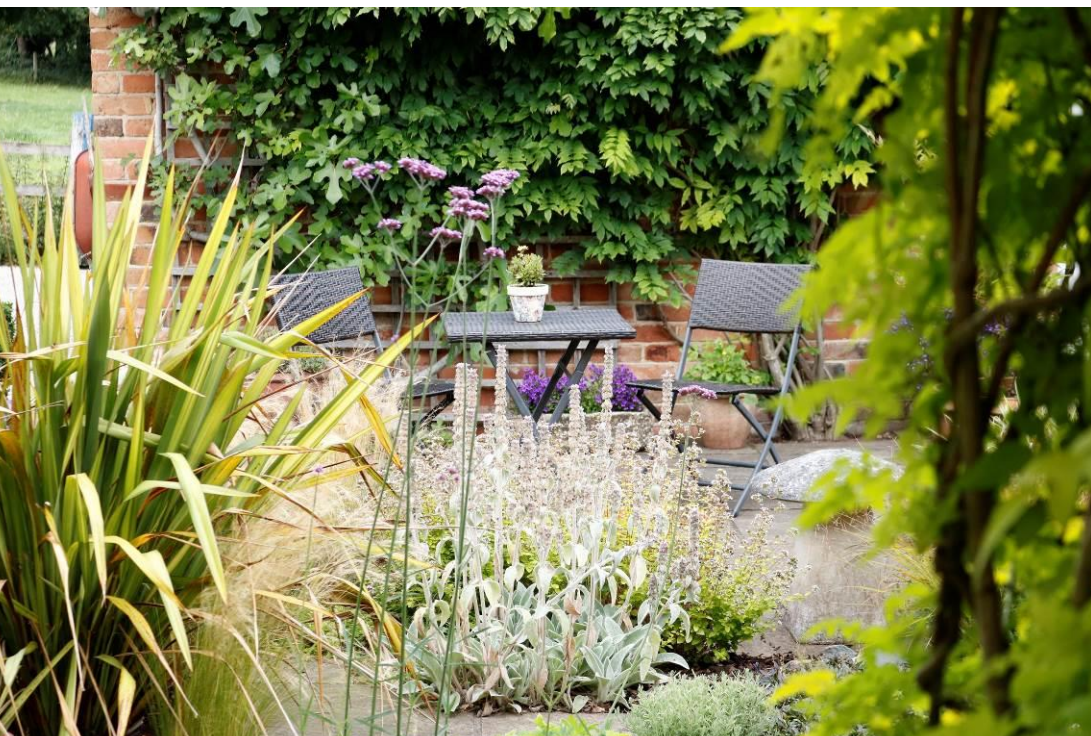




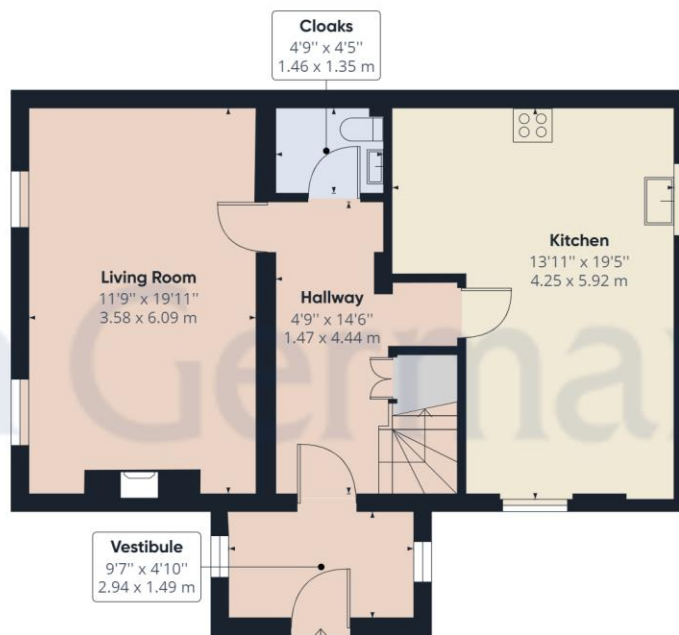










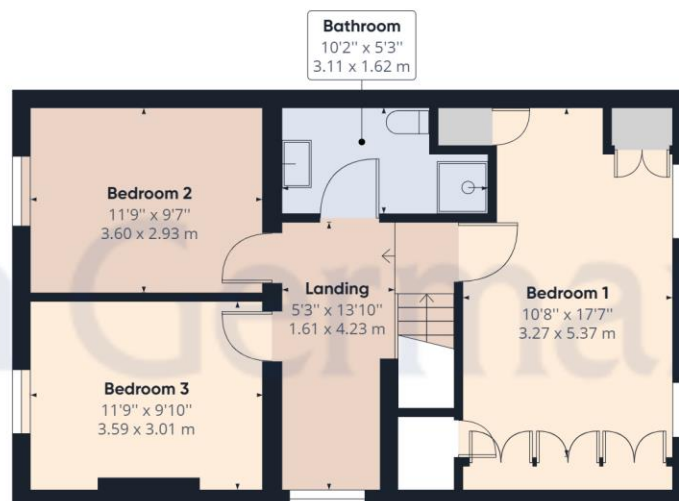


**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1213.90 ft<sup>2</sup>

112.78 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED



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Surrounding Grounds

