



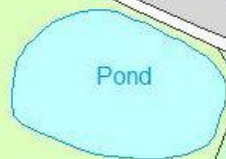
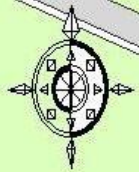
**STRUTT
& PARKER**

Ashby Folville Lodge

Folville Street | Ashby Folville | Melton Mowbray | Leicestershire | LE14 2TE


Bentons

YOUR PROPERTY EXPERTS



Pond

85.3m

GP

The Lodge

ASHBY ROAD

Drain



Pavilion

Cricket Ground

FB

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Property at a Glance

- Substantial Six Bedroom Extended Former Gate Lodge
- Energy Rating Pending
- 1.1 Acres of Gardens and Grounds
- 4.6 Acres of Adjacent Parkland/Paddock
- Four Reception Rooms
- Four Bathrooms
- Large Ground Floor Bedrooms Suite
- Self Contained Apartment
- Garaging for Three/Four Vehicles
- Magnificent Views over Parkland
- Highly Desirable Village
- Requiring General Upgrading/Modernisation
- Potential for One Large Dwelling or to Create Two (Subject to Planning)

Situated within approximately 5.7 acres of gardens and parkland on the very edge of this highly desirable village, a substantial six bedroom detached family home of impressive proportions and offering four reception rooms and four bathrooms. With a magnificent gated approach, the property was the former gate lodge to Ashby Folville Manor and has been substantially extended over the years and is currently designed to accommodate disabled access with living care through the addition of a self contained annexe and separate living accommodation. Requiring general upgrading and modernisation, the property has spectacular views over adjacent parkland, former heated swimming pool and large double garage.



Offers Over: £600,000

The Property

Ashby Folville Lodge is a substantial property in an outstanding rural setting. Originally the former gate lodge to Ashby Folville Manor, the property has been substantially extended at least twice over the years to create an impressive family home. In more recent years, the property has been adapted specifically to allow for disabled access with two lifts providing disabled access to the first floor. A self contained apartment has allowed for living care and the main section of the property is effectively separate to the middle section which in itself provides potential for multiple occupancy. The property now requires general upgrading and modernisation in order to bring it up to modern day standards and therefore provides a compelling development and refurbishment project for those wishing to create a substantial property or possibly even divide the house into two or three separate dwellings (subject to any necessary consents/approvals). The stunning parkland setting with over approximately 4.6 acres of parkland included in the sale will appeal particularly those with equestrian interests or those wishing to invest in a substantial development project requiring control and ownership of the adjacent land surrounding the property. In all, a rare opportunity to acquire a property of considerable character and size in a stunning rural setting on the edge of one of the country's most desirable villages.

Accommodation

The property is entered under a pillared canopy porch through oak double doors into an entrance porch with flagstone floor and a door into:



Inner Reception Hall

17'11" x 10'10" (5.46m x 3.3m)

With attractive parquet flooring, multi fuel stove with brick surround, stairs to first floor, telephone point and off:

Downstairs Cloakroom

With low level WC, wash hand basin, built-in double cloaks cupboard and top box.

Drawing Room

26'3" into bay x 16'5" (8m into bay x 5m)

With open fronted fireplace, deep bay window overlooking the rear gardens and parkland, French doors and patio plus bay alcoves. Double doors to:

Sitting Room

20'4" x 13'1" (6.2m x 4m)

With open fronted fireplace, living flame gas fire and open grate, ornate pine surround and mantle, double glazed French doors and patio and gardens, built-in book shelving and double cupboard.

Separate Dining Room

20'3" (6.18m) plus bay x 14'10" (4.51m)

With window to side, built-in cupboards and parquet flooring.

Kitchen

12'5" x 15'1" max (3.78m x 4.6m max)

Double drainer stainless steel sink, ranges of base cupboards, eye level cupboards, work surfacing, gas and electric cooker points, pantry off with shelving and off:

Side Hall

7'10" x 7'10" (2.4m x 2.4m)

With door onto patio and rear garden.

Breakfast Room

13' x 12' (3.96m x 3.66m)

With views over gardens and parkland beyond, off which is:

Laundry

11'11" x 11'2" (3.63m x 3.4m)

With single drainer sink, cupboards, work surfacing, eye level units, plumbing for washing machine, space for fridge/freezer, utility cupboard off.

Front Hall

With return staircase to first floor with large cupboard under, windows to front, side and rear and door to front.

Inner Lobby

With French doors onto patio and gardens. Off which is a:





Substantial Ground Floor Bedroom Suite

Comprising:

Bedroom

21'4" x 18'1" (6.5m x 5.5m)

With a range of built-in hanging wardrobes with top boxes, dressing table unit within deep bay window with views over gardens and parkland, off which is:

Dressing Area

With further built-in wardrobe, large airing cupboard and:

En Suite Bathroom

With specialist bath for disabled access with shower attachment, low level WC, pedestal wash hand basin, combined towel rail/radiator and built-in cupboards. Off the bedroom suite is:

Inner Hall

With sophisticated lift providing wheelchair access to the half landing and thus to the garage. Also off this hall is a professional internal lift providing access to the first floor.

First Floor Accommodation

Being approached by three separate accesses from the ground floor which effectively sub-divides the property into two or three separate self contained units which creates an ideal environment for two or three family living/multiple occupancy. A main staircase from the reception hall leads to a split level first floor landing, off which is:

Second Bedroom Suite

Comprising the following:

Bedroom

19'4" (5.9m) into bay x 17'3" (5.26m)

With an extensive range of built-in hanging wardrobes with top boxes, matching dressing table with drawers, deep bay window overlooking the rear gardens and outstanding views beyond.

Inner Lobby

With built-in double hanging wardrobe.

Dressing Room

11'8" x 12' (3.56m x 3.66m)

With a large range of built-in hanging wardrobes and built-in linen cupboard off.

En Suite Bathroom

With a three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, towel rail/radiator.







Bedroom Three

16'5" (5m) x 11'10" (3.6m) plus wardrobes

With double and single built-in hanging wardrobes and side door providing access to a balcony.

Bedroom Four

24'1" x 11'2" (7.34m x 3.4m)

With vanity unit with mirror and shelf over, window overlooking gardens and parkland beyond.

Family Bathroom

With white three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, mirror fronted medicine cupboard and shaver point.

The section of first floor accommodation in the middle section of the property is approached via a return staircase from the front reception hall and comprises:

First Floor Landing

Off which is:

Bedroom Five

16'2" x 11'11" (4.93m x 3.63m)

Previously used as a study with double glazed patio doors opening onto a large balcony from which the property enjoys spectacular views over gardens and parkland beyond. In addition is an ornamental fireplace, surround in marble with slate hearth and a range of book shelving, display alcove and access to the aforementioned professional lift providing access to the third hall.

Adjacent WC

With low level suite, pedestal wash hand basin, built in cupboard and shaver point.

The remainder of the first floor accommodation is approached from a third hall half landing giving a door to the front of the property and also to the garage and staircase leading from this to a further first floor landing, off which is:

Self Contained Staff/Teenager Suite

Comprising the following:

Bedroom Six

18'1" x 17'10" (5.5m x 5.44m)

With windows to three sides enjoying spectacular views, telephone point, TV point and large walk-in hanging wardrobe.





Kitchenette

With circular sink unit and drainer, roll edge work surfacing, built-in electric oven, four ring hob, extractor hood, base cupboards, eye level cupboards and off:

Bathroom

With three piece suite comprising panelled bath, pedestal hand basin, low level WC, shaver point, heated towel rail and access to roof space.

Outside

A particular feature of the property is both the side of the accommodation and the outstanding setting bordering parkland on the very edge of Ashby Folville village. As the former gate lodge to Ashby Folville Manor, the property enjoys the original impressive gated approach to the manor, substantial wrought iron gates bearing crests and large stone pillars leading into the front of the property and in turn to the substantial double garage (7.78m x 5.86m), light and power, double electrical operated up and over doors and interconnecting access to the half landing. Also owning a large section of the original driveway to Ashby Folville Manor, this provides excellent hardstanding for a large number of vehicles including horse boxes etc and provides potential to construct further garaging/stabling etc (subject to any necessary consents/approvals). Being originally tree lined, the driveway features a stunning row of mature trees and lawned grounds bursting with Snow Drops, Crocuses and other spring plants.

Rear Gardens

The rear gardens are south facing and predominantly laid to lawn with well stocked flowering borders with a large variety of shrubs, plants and trees. In addition is a full width paved sun terrace enclosed by dwarf stone walling with steps leading up to the lawns. In addition is a further large raised sun terrace which still accommodates a former swimming pool which has now been covered over. A large summer house accommodates the former changing rooms and boiler house for the swimming pool with filtration system. It is highly unlikely that all the filtration systems are functional.

The stunning mature grounds of this property extend to approximately 1.1 acres and beyond included in the sale a large area of the adjacent park extending to approximately 4.6 acres which surround the property giving total control over the amenity and views from the property and excellent potential to continue the existing grasskeeping agreement for sheep grazing or to change to equestrian use. In addition there is a Ha-Ha around the gardens and a gated access from the paddock to the lane. In all, a substantial property with considerable potential within an outstanding semi rural location on the edge of this desirable and unspoilt village.





Awaiting Floor plan

N.B. All measurements are approximate. These Sales Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Service, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.

Services

Mains water, electricity and gas are connected to the property. Central heating is currently provided by an oil fired central heating boiler in a brick boiler house, gas being provided for cooking.

Fixtures and Fittings

All fitted carpets are curtains are included.

Viewing

Strictly by Appointment through joint selling agents Bentons, 47 Nottingham Street, Melton Mowbray, Leicestershire, LE13 1NN - 01664 563892 - sales@bentons.co.uk and Strutt and Parker, 34-38 The Square, Market Harborough, LE16 7PA - 01858 433123

Location

Ashby Folville is a particularly attractive leafy village nestling in a shallow valley surrounded by Parkland. The village is particularly well known for its picturesque cricket ground and offers a popular local pub. More extensive local facilities are available at near-by Gaddesby, Syston and Queniborough and the village is particularly well placed for fast access to Leicester, Loughborough, Oakham and Melton Mowbray.

Directions

From Leicester take the A607 out to the Rearsby by-pass turning right for Gaddesby. Proceed through Gaddesby to Ashby Folville, the gate lodge being found immediately on entering the village on the corner of Barsby Lane.

Entering Ashby Folville from Barsby, the property can be found immediately on the right.

Awaiting EPC





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