

Moor Lane

Tonge, Melbourne, Derby, DE73 8HQ

John 
German



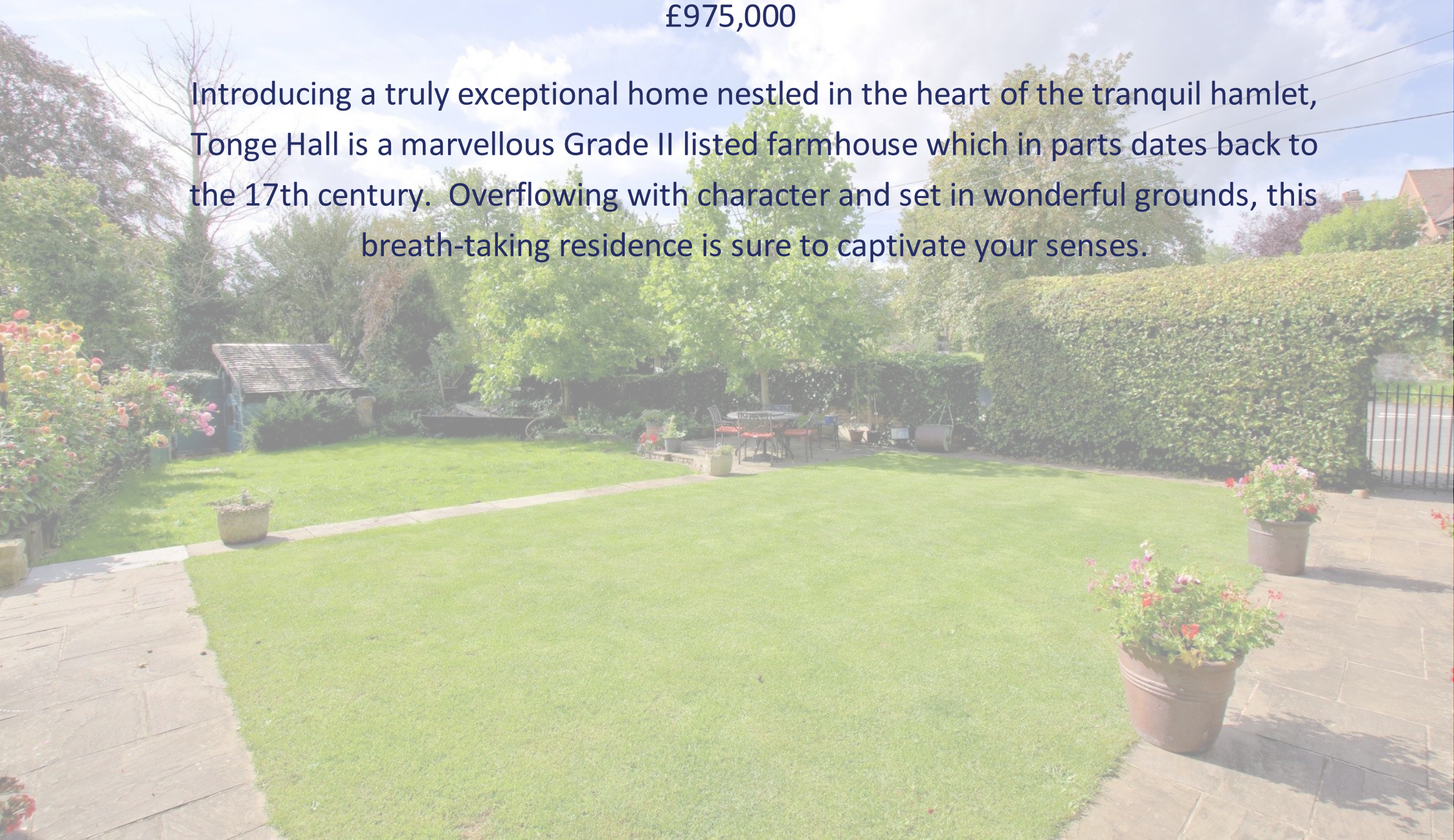


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£975,000

Introducing a truly exceptional home nestled in the heart of the tranquil hamlet, Tonge Hall is a marvellous Grade II listed farmhouse which in parts dates back to the 17th century. Overflowing with character and set in wonderful grounds, this breath-taking residence is sure to captivate your senses.



A converted farm situated in the hamlet of Tonge and near the flourishing town of Melbourne, this idyllic setting offers the perfect blend of countryside charm and modern amenities. Tonge's close proximity to Melbourne ensures a wealth of conveniences are within reach; be spoilt for choice with a diverse array of charming local shops, inviting cafes and restaurants. Experience the rich historic tapestry of the area through informative visits to nearby heritage sites such as Calke Abbey, Melbourne Hall or Ashby de la Zouch castle. Access from Tonge to the Sustrans National Cycle Network. The location is also excellent for the commuter with easy access to East Midlands Parkway railway station and the M42/M1 motorways providing fast onward travel to all the major Midlands motorways and airports.

From Moor Lane, nestled in an arched hedgerow, a wrought iron gate opens onto a flagged garden path which invites you through neat lawned gardens and onwards to a wonderful decoratively framed panelled entrance door. The door opens to reveal a gorgeous timber beamed dining hall with an original Blue Lias flagstone floor and brick inglenook fireplace with multi fuel stove.

To the right of the dining room there is a cosy snug with beamed ceiling and a lovely dual aspect view of the gardens. To the left is the beautiful family breakfast kitchen, fitted in character oak with in frame cabinets that wrap around the room offering plenty of storage. The granite countertops beautifully complement and extend to form a breakfast area with seating for four and have inset a Villeroy and Boch ceramic sink with mixer tap. A multipaned window overlooks the rear terrace and courtyard beyond, but the focal point of the room no doubt, are the burgundy Everhot electric range cookers which sit beneath the character arched timber beam. The kitchen also has an integrated Bosch dishwasher, Bosch microwave oven with grill and an attractive and practical porcelain tiled floor running underfoot. Leading off the kitchen is the most useful laundry/boot room which is fitted in matching oak cabinets with granite countertops and inset sink. There is space and plumbing for an American style fridge freezer, washing machine and dryer and the benefit of a door leading you out to the side of the property, making it a perfect entrance for muddy boots and dogs after a walk in the surrounding countryside. From the laundry room there is a guest cloakroom alongside a feature walk in pantry with brick thralls and an original shaped slate salting trough and shelf.

Return back through the dining hall and you will access an inner hall which has a wide feature turning staircase to the first floor with turned spindles and oak balustrade. There are feature wall beams and a tall multi pane window overlooks the gardens to the front. Leading off is the drawing room; a wonderful formal reception room. Recently renovated, it has newly lime plastered walls and a beautiful polished mahogany parquet floor. At one end of the room is a ground stone fireplace with an inset multi fuel stove, making for a very appealing and warming focal point to what is such a lovely room.

Also from the dining hall is accessed a second rear hallway which has a guest cloakroom, access to the cellars below and a second entrance door leading out to the rear terrace. The combinations of rooms that follow here would make an ideal annex wing if required and comprise of a lower large garden/annex room which has exposed stonework and a multi fuel stove, picture windows to the rear and French double doors opening out onto a beautiful paved patio area and the gardens beyond. Set above the garden room is bedroom six, a versatile room with Amtico flooring, fitted wardrobes and a private en suite shower room.

This delightful property offers six double bedrooms in total, each with their own distinctive personality. The master bedroom with its excellent en suite shower room, provides a private haven and bedroom two is a particularly stunning room, with a stone fireplace, stone mullion framed former windows and exposed beams. The luxury family bathroom beckons with a contemporary bath with large backlit mirror over, WC and vanity wash hand basin. There is a feature walk in shower area, fully tiled, complete with seat and discrete LED lighting, and underfloor heating keeps your toes toasty and the tall ladder radiator warms your towels.

Outside, shared vehicular access leads you around to the rear of Tonge Hall and into the courtyard where the farm's former outbuildings have been developed into four unique properties. There is a driveway providing ample car parking alongside a garage with electric up and over entrance doors, light and power points, EV charging point and double timber doors which open to give access through to the gardens beyond. Impeccably landscaped, the private gardens and grounds have been a labour of love for the current owners, and it really shows. Extending to approximately 0.4 acres featuring formal lawns, specimen trees, enchanting yew tree hedged lined walkways and gardens, and dedicated vegetable and fruit garden areas with greenhouse for green thumbed enthusiasts. To the side elevation is a store housing the biomass (wood pellet) central heating boiler and the gardens also feature a water reclamation system for watering the plants.

Agents note: For those seeking land, (available by separate negotiation) there are fields extending to circa 10.7 acres set across from the village green with track access.

The property is situated in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Biomass central heating. No mains gas. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/18092023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G







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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Tonge

History

Early record of a settlement in Tonge appears in the Domesday Book. Tonge lies 1.5 kms south-east of Breedon, in a narrow valley created by Ramsley Brook, a tributary of the River Trent. A largely agricultural economy it was enclosed in 1759 and boasted a Blacksmith Shop and a Mill Wheel adjacent to White House farm and Brookside Farm respectively. Both farms have been converted to residential property as has most of the property in the village since the decline of agriculture from the mid 20th century. Today it is a picturesque hamlet criss crossed by footpaths, popular with walkers.



Tonge Hall Farmhouse

Tonge Hall Farmhouse is said to be architecturally the most prestigious in the village. It was built in the late 17th or early 18th century and extended in the 19th century to give it its current external form. The adjacent Barn was built in the late 16th century and this too has been converted into a residential dwelling.

Agents' Notes

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