

A FINE AND SUBSTANTIAL FORMER GEORGIAN RECTORY, c 1795 AND LISTED GRADE II, OFFERING A STUNNING SIX BEDROOM COUNTRY HOUSE IN A SPECTACULAR VILLAGE EDGE SETTING WITH FAR REACHING UNINTERRUPTED UNSPOILT VIEWS ACROSS THE PASTORAL LANDSCAPE OF THE VALE OF BELVOIR.



THE OLD RECTORY

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THE OLD RECTORY

(WITH A RANGE OF BARNs FOR FUTURE DEVELOPMENT IF REQUIRED)

In All 6.86 Acres / 2.78 Hectares or thereabouts

The Old Rectory is a fine example of an 18th century rectory which has been restored and nurtured into a first-class home for the 21st century. The present owners have, over the last seventeen years or so, elevated the property to a commendable standard, with high quality refinements including numerous noteworthy features; a handcrafted bespoke country kitchen, cabinet quality library/study, a classical orangery by Vale Garden Houses, and an opulent three-room principal bedroom suite being of reference.

The house has been meticulously modernised including replacement of many of the original windows with conservation grade replacement double glazed replica heritage sash window frames and efficient gas central heating, partially underfloor, with two new boilers installed in 2023.

The mellow brick elevations of the main house were carefully restored with 20th century rendering having been painstakingly removed, the product of which was the emergence of The Old Rectory in a form closely aligned to its architectural origins, a commendable legacy of the present owner's contribution to the elegant and rather special home which exists today.

A first-class Lutron controlled high specification lighting, security and wiring system with a structured cabling network linked to data hub allows all modern media and lifestyle demands to be capably achieved.

The property enjoys an exquisite formal country garden setting, with a long, gated gravel approach drive meandering through a charming woodland area, culminating in a delightful lower formal courtyard entrance. Expansive well-managed lawned grounds open out from the main rear garden facade, beyond which there is a block of grassland suitable for equestrian or livestock grazing, in all the perfect combination for a small country house estate.

In addition to the principal residence which extends to some 6750 sq ft (or thereabouts) over three floor levels there is a range of redundant agricultural buildings with independent access and detailed planning consent for a detached four-bedroom residential conversion, offering a conventional development opportunity or scope to create a relative's annex.



NETHER BROUGHTON

Nether Broughton is set in the unspoilt countryside of the Vale of Belvoir between the regional centres of Nottingham and Leicester, with the thriving market town of Melton Mowbray some six miles to the east of the village.

The location offers convenient access to the A46, the A1 and the M1 national road networks.

MILEAGES

MELTON MOWBRAY – 6 miles

WEST BRIDGFORD – 12 miles

LOUGHBOROUGH – 13 miles

NOTTINGHAM – 15 miles

LEICESTER – 18 miles

GRANTHAM – 18 miles

OAKHAM – 18 miles

STAMFORD – 29 miles

LINCOLN – 40 miles

EAST MIDLANDS AIRPORT – 22 miles

Fast London Main Line Rail Service

Grantham offers a direct high speed main line rail service into London Kings Cross in a scheduled journey time of just over an hour (65 mins). Alternatively, Loughborough station provides a connection into London St Pancras International (average journey time 75 mins).

DEVELOPMENT OPPORTUNITY

A range of dilapidated former agricultural buildings with detailed planning permission are available but may also be excluded if not required, granted under planning reference 23/00242/FUL by Melton Borough Council.

The buildings comprise an interesting and comprehensive range of redundant agricultural buildings with attractive parapet gable detailing of a mainly brick and pantile construction offering a first-class opportunity for an individual residential conversion serving as a separate family annex or ancillary living / home working accommodation, a guest cottage, or a conventional development opportunity, in due course.



GROUND FLOOR

Formal Entrance

A flagstone pathway relieved by traditional box topiary planting and stone set detailing connects the gravelled entrance court and to the main house.

Main Entrance

Striking traditional fielded period entrance door with a regency fan light above connecting to:

Deep entrance hall relieved by polished mahogany Wainscot panelling.

Stunning Kitchen

8.60m x 4.20m (28'3" x 13'9") *maximum dimensions*

A high-grade bespoke cabinet quality kitchen installation by Chiselwood of Lincolnshire. This creatively designed one off kitchen breakfast room is wonderfully suited to the period style and character of the house and connects in open plan through wide glazed double doors to a wonderful bespoke Vale orangery serving as a dining room – breakfast room and day room, capturing incredible views over the formal lawned gardens and the sublime Vale of Belvoir countryside beyond.

The main range of storage cabinets are of a striking and timeless American Walnut square panelled finish relieved by complementary pastel tone hand painted base and eyelevel storage cabinets and a remarkable central culinary marble topped island of an irregular shape incorporating a circular woodblock peninsular breakfast bar.

A series of high-grade integrated appliances compliment the cabinets and comprise a Miele American fridge and freezer, coffee maker, wine chiller, dishwasher, double oven, warming draws and a steam oven, with a two-plate induction hob serving as a companion to the main cooking installation, being a comforting, classical and traditional English country four oven Aga (gas fired).

Twin bowl Kohler Belfast sink unit with mixer tap, secondary pullout larder fridge fitted to the culinary island.



The attraction and the appeal of the kitchen is in its unique design which has been imaginatively planned with a series of angles and curves to connect what were originally two separate rooms and a striking polished limestone flooring extending through to the connecting orangery – garden room – breakfast room.

The bespoke design incorporates specialist cupboards and cabinets including a bow fronted pantry cupboard with gently curved shelving and cool granite topped shelf and spice racks – general purpose storage shelves. Within the kitchen there is an Integrated Informal study – workspace area with a double-glazed window looking through the orangery/conservatory.

Integrated hi fi speaker system.

Vale Orangery — Day Room – Morning Breakfast Room

7.50m x 4.70m (24'6" x 15'6")

A stunning example of the classic Vale Garden House craftsmanship constructed in rectangular form with a high open vaulted glazed ceiling with automatically operated opening lights, and blinds for airflow and temperature control. Integrated hi fi speaker system.

Three large double French doors connecting to the York stone garden terrace.

A series of deep picture windows with quarter lights above capture the surrounding countryside and provide far-reaching unrivalled views.



The main hall entrance connects in open plan to:

Central Reception Area – Sitting Room

Giving an immediate indication of the immense period character of The Old Rectory. Wide gauge exposed pitch pine plank flooring. Sealed unit double glazed French doors with matching side screens opening to a sheltered garden terrace. Integrated hi fi speaker system.

Enclosed doorway connecting to independent secondary staircase rising to the upper floors, doorway to rear utility wing and square opening to: Boot Room – Cloak Room.

Enclosed service – media hub cupboard housing the electronic data hub and electrical circuit breaker system for the consumer unit for the house. Sash window overlooking the front courtyard. Rustic ceramic tiled flooring.

Cloakroom/WC

Striking wash stand with a polished stone handcrafted wash basin set to a limestone plinth and polished hardwood frame with a pedestal chrome mixer tap and tiled splashback, complemented by a Laufen low flush wc with concealed cistern. Contemporary towel rail – radiator. Doorway connecting to reception area – sitting room.

Stunning Inner Staircase Hall – Garden Hall

A particular feature of the sale is the elegant sweeping staircase rising to the first-floor landing with octagonal domed ceiling above. A decorative panelled central archway links the stairwell - inner hall in open plan to;

Charming Garden Hall

An elegant room with striking glazed sealed unit double glazed panelled door relieved by fielded panelling connect to the garden – wonderful far-reaching Vale of Belvoir aspects and views towards the ancient church. High corniced ceiling, ceiling rose and recessed lighting.



Elegant Main Sitting Room

5.40m x 4.50m (17'9" x 14'9")

The focal point of the room is an imposing solid marble period open fireplace relieved by decorative cast iron inlays – the fireplace is believed to originate from Gieves and Hawkes in London.

High corniced ceiling with recessed lighting and integrated hi fi speaker system. Glazed deep floor to ceiling French doors connecting to garden terrace – wonderful views. Deep elegant, sealed unit double glazed timber sash window with shuttered enclosures – Vale of Belvoir aspects. Exposed pine plank flooring.

Library – Study

4.50m x 3.00m (14'9" x 9'9")

An exquisitely fitted traditional study with a stunning bespoke hand crafted Chiselwood installation in polished hardwood with burr walnut detailing comprising a double desk unit, cabinet storage and library book shelving. Sash window overlooking the entrance courtyard. Corniced ceiling and recessed lighting. Ornamental ceiling rose.

Formal Dining Room – Games Room

5.40m x 4.50m (17'9" x 14'9")

An elegant and eclectic room with a stunning burnished steel period fireplace serving as a focal point. High corniced ceiling with recessed lighting and integrated hi fi speaker system. Deep 16 panel sealed unit double glazed timber sash window with original shuttered enclosures.

Cinema Room

4.70m x 4.20m (15'6" x 13'9")

Atmospheric cinema room with a Chiselwood hand crafted polished hard wood media wall incorporating storage cabinets and recess for a large flatscreen tv or projector screen. Internal doorway connecting to:

Cloakroom WC

Fitted pedestal wash hand basin and low flush wc complemented by travertine stone floor and wall tiling.



Utility Wing – Domestic Offices

Separate doorways from the entrance area – sitting room and main kitchen connect to an extensive utility wing described as follows:

Outer Lobby

Having a striking flagstone floor.

Well Appointed Laundry

3.50m x 2.50m (11'6" x 8'3")

Linking directly to the bespoke kitchen and featuring a range of bespoke Chiselwood cabinets in a hand painted finish complemented by a Shaws classic Belfast sink with mixer tap above and polished granite working surfaces in an L shaped formation. Useful base and eyelevel storage and shelving. Square opening to:

Secondary Kitchen – Morning Room

4.80m x 3.60m (15'9" x 11'9")

Further comprehensive range of handcrafted cabinets in a painted pastel tone finish complemented by polished granite working surfaces. Fitted Belfast sink unit with chrome mixer tap. Fitted dog/boot floor shower. Useful base and wall storage general purpose cabinets. Enclosed boiler cupboard housing two zoned Glow Worm Energy 30F boilers working in tandem to provide gas fired central heating and domestic hot water. Doorway connecting to sheltered morning courtyard – relaxation area affording a delightful vantage point over the formal front gardens.

Outer Secondary Boot Room

Outer entrance door connecting to the garden.

Barrel Vaulted Basement Cellarage

A fine example of barrel-vaulted cellarage in a series of two connecting double chambers, ideal for traditional wine storage, with a series of wine bins, and general-purpose storage.

Secondary Main Courtyard Entrance Hall

Having a polished travertine stone floor. Traditional boarded entrance door with arched profile glazed surround. Useful internal doorway connecting to the garage.



FIRST FLOOR

Main Central Landing Area

A striking architectural feature of The Old Rectory with access from the elegant period staircase having turned balustrading, a polished mahogany handrail and fielded wainscot panelling relief above which is an upper level glazed octagonal domed ceiling creating good natural lighting. Exposed original pitch pine flanked flooring.

Remarkable Main Bedroom Suite

The main garden façade of The Old Rectory forms the principal suite of rooms for the main bedroom comprising a series of three interconnecting elegant rooms offering an opulent and indulgent bedroom arrangement:

Main Bedroom 5.50m x 4.50m (18'0" x 14'9")

Two heritage standard sealed unit double glazed sash windows affording wonderful rural views across the Vale of Belvoir landscape. High corniced ceiling – inset ceiling lighting and integrated hi fi speaker system. Striking ornamental period fireplace. Fielded period interconnecting door to:

Dressing Room 4.80m x 4.20m (15'9" x 13'9")

Comprehensive installation of Davenport high grade bespoke solid oak built in bedroom furniture providing a range of conventional wardrobes and drawer chests and a matching window seat offering a wonderful vantage across the Vale point through a heritage standard replacement sealed unit double glazed sash window. Fielded doors returning to the main landing and:

Luxury En Suite Bathroom – Shower Room

High grade traditional suite comprising Rosco elliptically shaped bath with separate pedestal tap and hand shower in polished chrome, large corner shower cubicle with overhead rain shower, separate hand shower and a glass enclosure, contemporary washstand with a stone wash basin, wall mounted chrome mixer tap and a low flush wc. High grade polished limestone floor and wall tiling. Shaver point. Recessed ceiling lighting. Heritage standard replacement sealed unit double glazed timber window enjoying a far-reaching Vale of Belvoir aspect.



Bedroom Two 4.50m x 3.00m (14'9" x 9'9")

Period sash window overlooking gardens, ancient church and surrounding open countryside. Corniced ceiling.

En Suite Bedroom Three 5.40m x 4.50m (17'9" x 14'9")

An excellent guest bedroom arrangement with a replacement sealed unit double glazed sash window overlooking the gardens, ancient church and Vale of Belvoir countryside. Striking ornamental period fireplace cast iron decorative hob grate. High corniced ceilings. Inset ceiling lighting and integrated hi fi speaker system.

En Suite Bathroom – fully tiled

High grade contemporary suite comprising a panelled bath with side chrome mixer tap, wall mounted wash hand basin, large, recessed shower cubicle with chrome thermostatically controlled shower and glass enclosure and a low flush wc. Sealed unit double glazed sash window. Chrome ladder towel rail.

Sauna – Steam Shower Room

Fitted traditional style Nordic style sauna and separate corner steam shower with multi jet shower system and curved glass enclosure. Brushed steel towel rail. Polished travertine stone tiling.

En Suite Bedroom Four 5.50m x 4.50m (18'0" x 14'9")

A further impressive bedroom suite comprising a large double bedroom with a high corniced ceiling incorporated ceiling lighting and hi fi speakers. Two sash windows with attractive aspects over the formal gardens and entrance courtyard.

Luxury En Suite Bathroom

A contemporary suite comprising a large freestanding bath with side chrome mixer tap, twin washstand with two Laufen wash basins set to a glass plinth with storage cabinets beneath and mirror lighting above, large walkthrough shower with overhead rain shower and separate hand shower and a low flush wc. Chrome ladder towel rail. Fielded doorway returning to inner landing.

A fielded doorway from the inner landing connects to:

Inner Landing

Period staircase rising to upper level second floor landing.

Having a useful understairs storage capacity

Outer Landing

Linking to the independent ground to second floor staircase previously described.



SECOND FLOOR

Alighted from two separate balustraded period staircases on the first-floor inner landing.

Upper landing passageway with stepped access up to:

Central Sitting Room – Relaxation Area – *reduced ceiling height*
6.20m x 4.50m (20'3" x 14'9")

Having vaulted - sloping ceiling lines. Sealed unit double glazed conservation roof light affording far reaching views. Sealed unit double glazed picture window opening onto central roofing area.

Upper-Level Bathroom – Shower Room – *reduced ceiling height*

Traditional white suite comprising a deep rectangular bath with chrome mixer tap and hand shower, separate shower cubicle with overhead rain shower, separate hand shower and glass enclosure, pedestal wash hand basin and a low flush wc with concealed cistern. Attractive travertine polished stone floor and wall tiling. Fitted mirror fronted medicine cabinet above the wash basin. Enclosed access to:

Useful Trunk Room – Storeroom

Bedroom Five 4.00m x 3.20m (13'0" x 10'6") – *reduced ceiling height*

Two sealed unit double glazed conservation roof lights – attractive countryside views. Low interconnecting doorway to:

Bedroom Six 4.60m x 3.20m (15'0" x 10'6") *Maximum* - *reduced ceiling height*

Sealed unit window and sealed unit double glazed conservation roof light with far reaching views. Recessed wardrobe closet. Period fireplace incorporating ornamental cast iron hot grate. Low angled door to:

Second Upper Landing

Upper Level – Second Floor Shower Room (*reduced ceiling height*)

Large shower with curved glass enclosure and overhead rain shower installation, pedestal wash hand basin and low flush wc. Sealed unit double glazed conservation roof light with attractive open country views. Polished travertine stone floor and wall tiling.

Staircase descending to the ground floor.

Agents Note

In practice the independent and separate private staircase rising from the ground floor facilitates the use of the upper second floor suite of rooms as a private flat, nanny annex or teenager's suite depending upon lifestyle requirements. The second floor is also accessed via the main staircase and a single flight stairway from the main landing.



FORMAL GARDENS AND EXTERIOR

The Old Rectory is approached through an imposing wrought iron gated entrance with remote controlled operation, which open onto a long approach drive passing through a lightly wooded copse and formally planted traditional English country gardens and a small orchard area with an upper level turning circle and in turn access down to a lower-level vehicle court and a superb integral triple garage facility.

Integral Triple Garage - 10.30m x 6.00m (33'6" x 19'9")

Having a high open ceiling and three sets of heavy timber double doors, two of which are remotely operated.

Woodland Garden Area

A picturesque woodland garden with gravelled walkways relieved by traditional woodland flowers and evergreen planting a host of mature well managed trees. Expansive well managed lawns. The Old Rectory is surrounded by a series of well managed shaped lawns which surround the property and extend to its perimeter fencing and the open countryside beyond.

Flagstone Terrace and Water Feature

A semi-circular flagstone terrace with a walled perimeter and a connecting lavender hedge pathway leads to a water feature with a stone set circular surround relieved by a series of productive rose bed borders.

Garden Summer House

An octagonal summer house offers a delightful vantage point looking towards The Old Rectory and across the picturesque Vale of Belvoir countryside with unrivalled and spectacular far-reaching views.

The formal gardens are bounded by dog proofed traditional railed fencing and hedgerows with a hand gate and field gate connecting into the adjacent grassland/paddocks which extend to **6.86 Acres** (or thereabouts).

Useful large internal garden implement store, with light and power facility.





GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION
PURPOSES – NOT TO SCALE

SERVICES

All main services are available. Mains electricity, water and drainage are connected to the house.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard - 17 Mbps
Superfast - 48 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - ✓ EE - X Three - X

✓ = Good ● = Average X = Poor

LOCAL AUTHORITY

Council Tax Band G
Melton Borough Council
The Council Offices, Nottingham Road
Melton Mowbray,
Leicestershire LE13 0UL
www.melton.gov.uk
01664 502502

VIEWING ARRANGEMENTS

If you are interested in The Old Rectory and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



Conditions of Sale

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