

Breedon Lane

Tonge, Melbourne, DE73 8BA

John 
German






Breedon Lane

Tonge, Melbourne, DE73 8BA

£745,000



Stunning and versatile architect designed family home overlooking fields in an exclusive country setting with stylish and spacious living spaces extending to circa 1861 sq ft. Set within beautiful, private landscaped gardens, it boasts four double bedrooms with three en suites, three reception rooms and a beautiful feature vaulted ceiling open plan living breakfast kitchen.

Holyhill House is a striking detached family home, thoughtfully extended, beautifully presented and enjoying a great location in the hamlet of Tonge overlooking open countryside. Tonge is a charming hamlet nestled just outside the historic town of Melbourne offering a peaceful countryside lifestyle with proximity to Melbourne's extensive amenities which include shops, cafes, unique local boutiques and Melbourne's thriving dining scene. Tonge is also close to several renowned parks and green spaces, the award-winning Melbourne Hall gardens offer beautiful walks through manicured grounds while Calke Abbey and Foremark Reservoir provide scenic trails, picnic areas and opportunities for outdoor adventure just a short drive away. The property is ideally located for commuters with easy access to main road networks like the A42 and A50, linking you to nearby Derby, Leicester and Nottingham. East Midlands airport is a short drive away providing further connectivity for both work and leisure travel.

This distinctive property sits back from the lane opposite open fields, a five-bar gate leads you onto a large stone chipped driveway with detached garage, and a stepped approach leads you to the entrance door. Beyond is a fabulous entrance hallway to this lovely home which has oak flooring underfoot and an oak turning staircase leading up to a mezzanine galleried landing above.

Directly ahead of you is a wonderful dining room which has a part vaulted ceiling with inset skylight and bifolding glazed doors flood the room with natural sunlight and fold back to allow the inside in, perfect for al fresco dining. The galleried landing mezzanine overlooks from above and arranged around is a wealth of accommodation.

The property has a very well proportioned living room which too has oak flooring underfoot and two front facing windows enjoying views over the countryside to the fore. The focal point of the room is a feature corner log burning stove keeping you warm and cosy on these autumn and winter evenings. Leading off the living room is a very useful home office which overlooks the rear garden. The office also comes with the benefit of a built in oak desk and full height bookcase with cupboards and drawers.

Next is the family room/bedroom four, this ground floor multi-purpose room has the benefit of French doors that lead you out onto the rear garden and makes an ideal reception room or fourth bedroom. Across from this room, through the dining hallway you will find a well appointed guest cloakroom which has WC and a feature mosaic tiled countertop with returns and shaped wash hand bowl with pillar mixer tap above. Bedroom two also comes off the hallway and this well proportioned double room has a dressing area, two front facing windows and the benefit of its own private en suite shower room comprising corner quadrant shower, vanity wash hand basin with mirror above and WC.

In a house full of highlights, we leave the best to last and that is the gorgeous social, open plan living, family breakfast kitchen. It has an amazing, vaulted ceiling with exposed roof trusses and four inset skylights, shaker style base and wall mounted cabinets wrap around two sides of the room with marble countertops, there is a deep Belfast style sink with pillar mixer tap, integral hob with extractor hood above, oven and microwave alongside a feature cream three oven aga range. There is attractive ceramic tiled flooring with underfloor heating, space for a breakfast table, space for family sitting area and multiple French doors flood this room with natural sunlight and give direct out onto the landscaped garden. This really is the heart of the home, perfect for family living and entertaining. Lastly, leading off the kitchen is a useful utility room with a matching array of cabinetry to the kitchen.

Take the staircase to the first floor and you find yourself standing on a Mistral galleried landing with a lovely view down to the dining room. Immediately to your left is the third bedroom to the property which has bespoke fitted wardrobes, lovely front aspect over the countryside and the benefit of its own private en suite shower room comprising oversized shower cubicle with thermostatic range shower, low level WC and fitted vanity unit with wash hand basin. Bedroom one lies on the opposite side of the landing, and this is a large L shaped master bedroom suite which is flooded with natural light, it has the benefit of French doors leading to its own private balcony which again has lovely views over the garden and fields beyond. There are a large range of bespoke fitted wardrobes and adjacent is a private en suite bathroom. This amazing en suite has twin glazed skylights and features a panelled bath alongside a large oversized glazed shower cubicle, vanity unit with inset wash hand basin and a concealed cistern WC, and attractive tiling to both floors and walls.

Outside, side access from the front elevation takes you round to the rear of the garden where there is a beautifully landscaped external living space which has a large, flagged patio area with a gorgeous oak framed barn style pitched roof pergola providing sheltered seating below. Steps lead up past the koi pond to the large lawned area which has a second patio area adjacent to the fields.

Garage 18ft 4 x 13ft 5 – a larger than standard brick built detached garage with up and over entrance door, light and power and an inbuilt staircase to access the eaves storage above.

Agents notes:

The property lies in a conservation area. The large tree to the rear is subject to a TPO.

There is no mains gas.

The EPC certificate shows the properties previous name as it was carried out prior to the name change.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/15112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

1861.05 ft²

172.9 m²

Reduced headroom

108.9 ft²

10.12 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

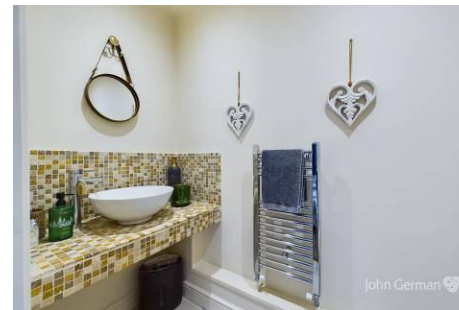
Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



