

# Home Farm

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

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Offers In Region Of £675,000

A truly remarkable character cottage, boasting a wealth of original features, in superb modern condition throughout, nestled in a private residential estate within the grounds of the beautiful medieval deer park Staunton Harold Estate.

The Staunton Harold Estate forms part of the National Forest, overlooking and surrounded by nature and grazing fields, only a short walk from the well renowned Ferrers Centre, Stables Coffee Shop and a short cycle from The Milking Parlour and Calke Abbey.

The property is located within easy reach of urban conurbations and amenities. Nature lovers and outdoor enthusiasts will feel perfectly at home with the abundance of green spaces, free roaming deer and perfect routes for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1, M42, A50 and A38. Loughborough Railway Station providing links to London and Edinburgh is approximately 30 minutes away by car; East Midlands Airport is only 20 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, ground floor W.C, utility room, lounge, dining room, breakfast kitchen and study/playroom.

Externally, the wrap-around walled garden is of excellent size, relatively low maintenance and well planted; songbirds, woodpeckers and butterflies are all regular visitors! The property also has the benefit of five parking spaces to the rear, set well away from the visitor car park for Staunton Harold Estate.

**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:** Traditional

**Parking:** Five parking spaces to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

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

**Broadband type:** Fibre - 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 C

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

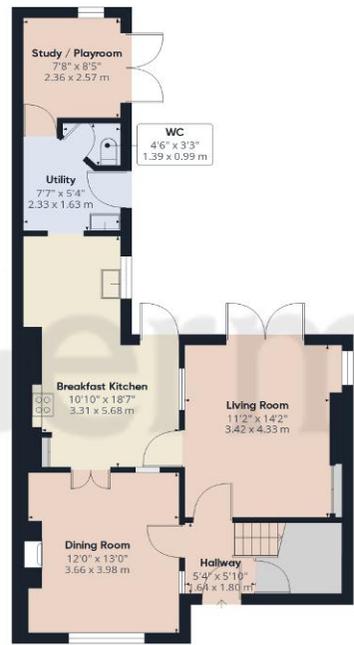
**Our Ref:** JGA/10092025

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Ground Floor



Floor 1

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

1169 ft<sup>2</sup>

108.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 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



