



The Manor House

Wartnaby Road | Ab Kettleby | Melton Mowbray | Leicestershire | LE14 3JJ


Bentons



Property at a glance

- A substantial Period Grade II Listed Home
- Dating Back to 1610 & Mentioned in Pevsner's Architectural Guide of England
- Separate Self-contained Cottage Annex
- Approximately 13.1 acres of Paddocks & Grounds
- Five Stables
- Indoor Swimming Pool
- Three Reception Rooms
- Six Bedrooms
- Fitted Dining Kitchen with Aga
- Cellars
- Garden Grounds
- Double Garage
- Numerous Period Features
- A Unique Property in need of Some Upgrading & Modernisation

Offers in excess of: £750,000

Situated within approximately 13.1 acres of paddocks and grounds on the edge of this unspoilt village, a fascinating and unique Grade II * Listed property dating back to 1610 - famous as the home of Desert Orchid and mentioned in Pevsner's Architectural Guide of England. Offering six bedrooms and three large reception rooms, the property also features a detached cottage annex, a range of stables, indoor swimming pool and a large driveway. Requiring some general upgrading and modernisation, the superb original features include stone mullion windows, beamed ceilings, original fireplaces, cellars and therefore the property offers a rare opportunity to acquire a substantial period home of considerable history and architectural heritage.



Accommodation

The property is entered via double doors into:

Stone Entrance Hall

With a split level floor, double radiator and double doors through to

Magnificent Dining Room

22'6" max x 17'1" (6.86m max x 5.2m)

With high ceiling, corner fireplace recess (now used for display), flagstone flooring, three double radiators, windows to front and off:

Rear Inner Hall

With magnificent original oak staircase to first floor, cast iron radiator, door to rear courtyard and garden and access off:

Cellars

Accessed via original stone steps and comprising three useful store rooms, each with fitted lights. The cellars also house the electric consumer unit and a trip fuse board and have a feature well.

Sitting Room

15'9" x 13'1" (4.8m x 4m)

With attractive exposed brick stone walling with stone mullion opening to the dining room, radiator and shelving. Inglenook fireplace with flagstone hearth, exposed stone surround and oak mantel.

Drawing Room

17'3" x 17'2" (5.26m x 5.23m)

With a high ceiling, exposed beam, two double and two single radiators, French doors and windows to the front and side, display alcove and a Louis XIV style open fronted fireplace with a tiled hearth.

Fitted Dining Kitchen

32'10" x 8'3" (10m x 2.51m)

Fitted with base cupboards with ranges of work surfacing over with inset sink unit. Feature four oven oil fired Aga in royal blue and adjacent gas cooker. Plumbing for washing machine, three windows to the rear, double radiator, ceramic tiled flooring, exposed beam, part tiling, extractor fan and pantry off which full height shelving. Off is:

Cloakroom

Fitted with a two piece suite comprising a WC and wash hand basin. Double radiator, window, built-in hanging rail and shelving and cupboards.

Office/Utility Room

17'9" x 16'2" (5.4m x 4.93m)

With cupboards, space and plumbing for washing machine and space for fridge/freezer etc. Door and window to rear courtyard and garden. Double doors leading off to the indoor swimming pool (see later). Off:

Tack Room/Side Hall

17'9" x 6'7" (5.4m x 2m)

With built-in cupboards and top boxes and door to outside.







First floor Landing

On the first floor approached via an original oak staircase from the inner rear hall are two quarter landings with stone mullion windows to side leads to the first floor landing with enclosed staircase to the second floor with cupboard under and off:

Bedroom One

17'3" x 17'3" (5.26m x 5.26m)

Two stone mullion windows, radiator, two ranges of built-in wardrobes with hanging rails and top boxes over. Off:

En-suite Shower Room

Fitted with a three piece suite comprising a corner shower cubicle, wash hand basin and low level WC. Full height tiling and radiator.

Bedroom Two

17'3" x 17'2" (5.26m x 5.23m)

Two stone mullion windows, double radiator, built-in wardrobes with hanging rails and top boxes.

Family Bathroom

Fitted with a white three piece suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC. Heated towel rail/radiator, airing cupboard, stone mullion window and part tiling to the walls.

Bedroom Three

14'9" x 13'7" (4.5m x 4.14m)

(Larger measurement to chimneybreast)

With window (wood painted to look like stone), double radiator, exposed beam, built-in wardrobes with hanging rails, top boxes and shelving units.

Second Floor Landing

Approached via an enclosed staircase from the first floor landing is the second floor landing with stone mullion window to side.

Bedroom Four

17'5" x 17'5" (5.3m x 5.3m)

With stone mullion window, enclosed beams, radiator, attractive original stone fireplace with cast iron grate and off:







En-suite Shower Room

Fitted with a three piece suite comprising a corner shower cubicle, wash hand basin and low level WC. Full height tiling to walls and radiator.

Bedroom Five

17'5" x 17'3" (5.3m x 5.26m)

With stone mullion window to side, original stone fireplace surround with cast iron grate and double radiator. Off:

En-suite Shower Room

Fitted with a white three piece suite comprising a shower cubicle with Mira shower, pedestal wash hand basin and low level WC. Part tiling to the walls, stone mullion window, exposed stone work and radiator.

Bedroom Six

11'6" x 9'7" (3.5m x 2.92m)

With two windows to side, original stone fireplace surround and radiator.

Outside - Front

An impressive gravelled approach leads around from Wartnaby Road around to the rear of the property and also serving an adjacent converted barn and leads via a five bar gate to the large private driveway providing hardstanding for a large number of vehicles and leading in turn to an excellent range of outbuildings comprising the following:

Adjacent Stable Block

Of brick construction and having been re-roofed, the stable block consists of five stables and has the potential for conversion for further accommodation as it is attached to the house.

Separate Annex & Garage

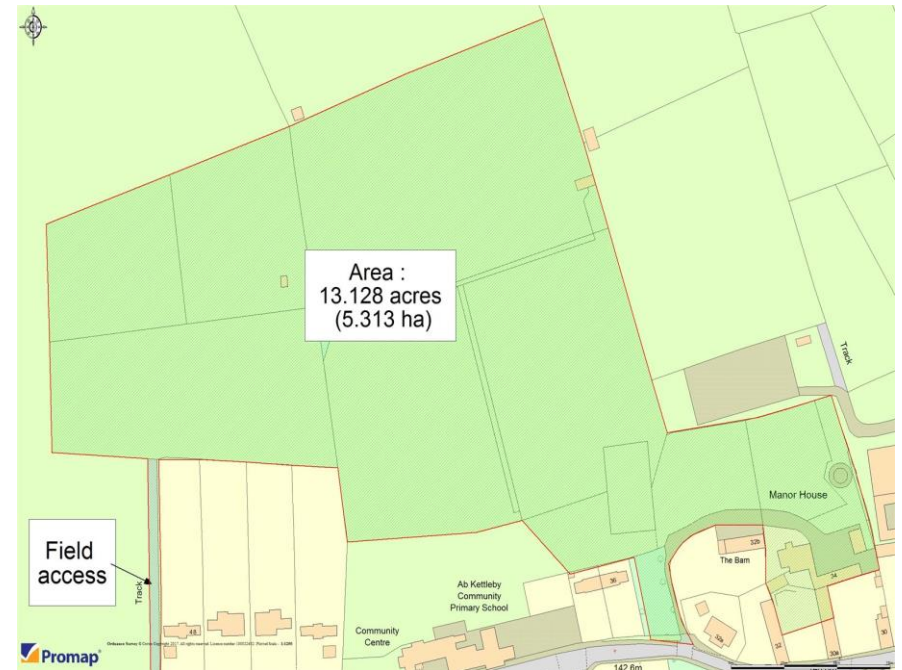
A separate attached cottage annex provides double garaging and excellent living accommodation ideal for a dependent relative, as a rental investment or for teenagers or guests. The annex comprises the following:

Entrance Hall

With a ceramic tiled floor, radiator, sealed double glazed window and off:

Cloakroom

Fitted with a two piece suite comprising a wash hand basin and low level WC. Sealed double glazed window.





Breakfast Kitchen

13'9" x 12'10" (4.2m x 3.9m)

With a range of Shaker style base cupboards and drawers and eye level units over. Single drainer sink set within butcher's block work surfacing. Integrated appliances to include an electric oven, four ring gas hob and extractor hood over. Space and plumbing for washing machine, double radiator, stable type door and double glazed window to rear, boiler cupboard housing the GlowWorm gas fired central heating boiler, space for fridge/freezer and a staircase with a cupboard under leads to:

First Floor Sitting Room

13'11" x 12'7" (4.24m x 3.84m)

Sealed double glazed windows to front and side and Velux double glazed roof light, double radiator and off:

Spacious Double Bedroom

19'4" max x 14' (5.9m max x 4.27m)

With sealed double glazed window to front, two Velux double glazed roof lights, double radiator and off:

En-suite Shower Room

Fitted with a three piece suite comprising a fully tiled shower cubicle, low level WC and wash hand basin. Part tiling to walls, sealed double glazed window, extractor fan and spotlighting to ceiling.

Indoor Swimming Pool

A former outbuilding to the rear of the property has been converted to provide an indoor swimming pool which comprises a heated pool measuring 10.8m (35'5") x 4m (13'1") with shallow and deep ends together with a retractable cover. The pool has not been used for several years and no warranties can be given in respect of the condition of the pool, boiler, filtration units or the dehumidifier system. Steps lead down to doors giving access to the garden.

Rear Garden

The rear garden is completely walled for privacy and is south facing. The garden is laid to lawn with various shrubs. Raised terrace/patio off which is a useful stone outbuilding providing a large store room and adjacent wood store.

Paddock

The stock proof paddocks extend to the rear of the property and neighbouring properties and extend to approximately 11.4 acres giving a total land holding for the property of approximately 13.1 acres. There is an electric 4 x horse walker.

Fixtures & Fittings

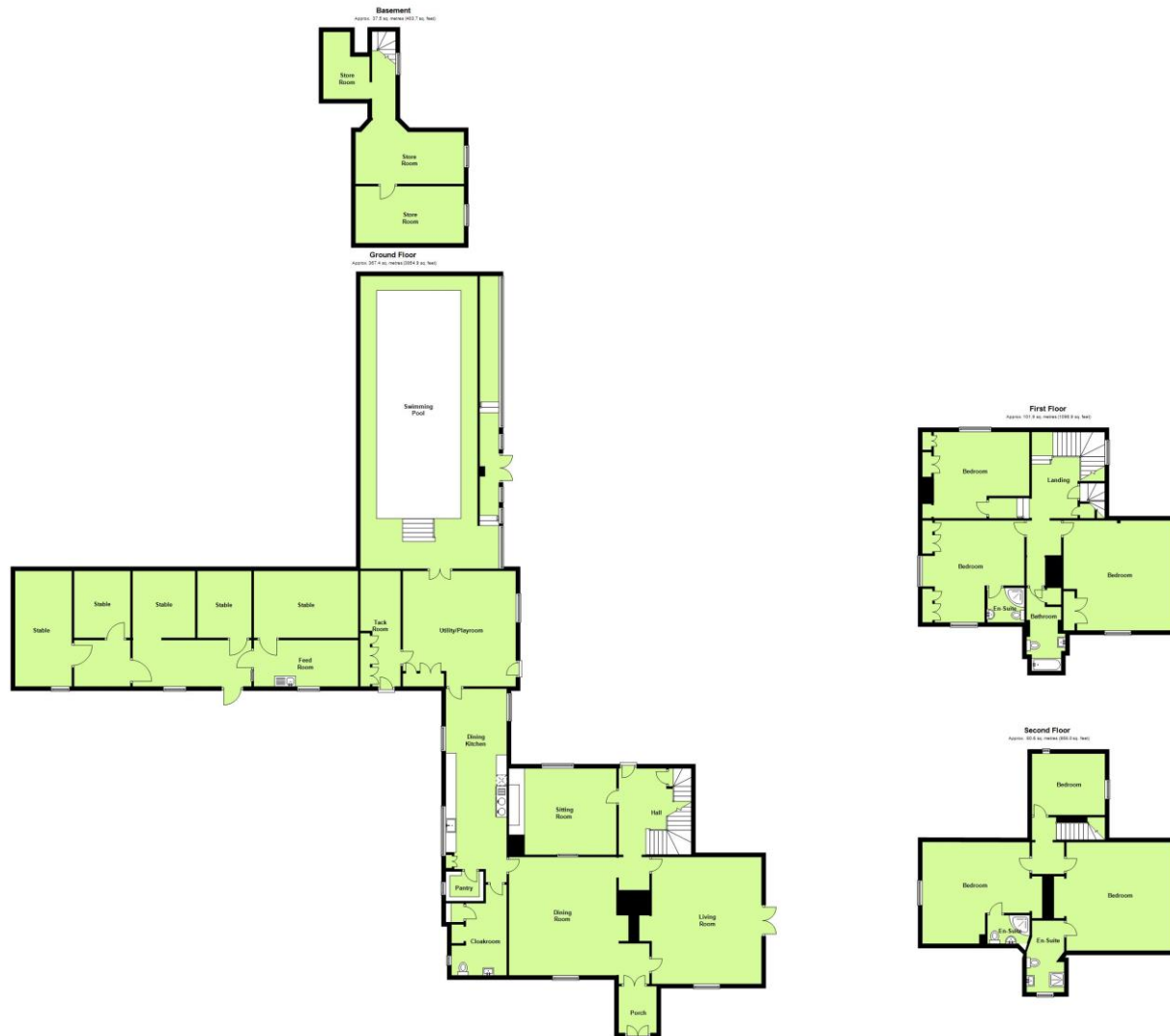
All fitted carpets and some curtains are included.

Services

Mains water, electricity, gas and drainage are connected to the property. The property and annex are both provided by gas fired central heating and the four oven Aga in the kitchen is oil fired. The property is Grade II * Listed.







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.

Location:

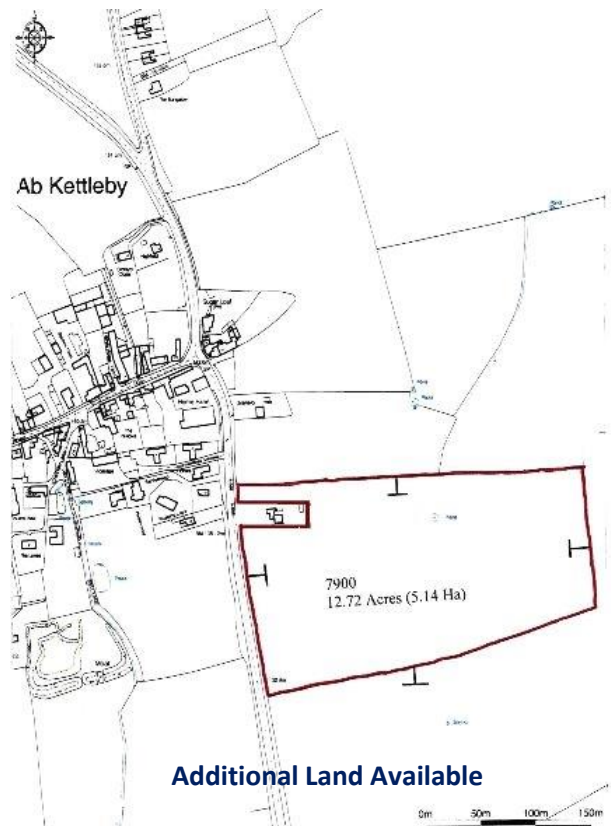
Ab Kettleby is an unspoilt village situated just off the Melton to Nottingham Road. The village offers an active primary school and pub with more extensive facilities available at near-by Melton Mowbray. Direct access can be gained from Ab Kettleby across to Six Hills and onwards to Loughborough and Leicester.

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Directions:

From Melton Mowbray town centre take the Nottingham Road (AA606) out to the village of Ab Kettleby. On entering the village turn left into Wartnaby Road where the property can then eventually be found situated on the right hand side approximately 50 metres before the school and adjacent to a bungalow situated at the entrance.

From Nottingham take the A606 out to the village of Ab Kettleby. Turn right into Wartnaby Road and then continue as above.





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