White Lodge Farmhouse and 2 Cottages
Goadby Marwood
Leicestershire
LE14 4NN
White Lodge Farmhouse and Cottages  
Green Lane, Goadby Marwood, Leicestershire LE14 4NN

A unique, rural and equestrian lifestyle opportunity to acquire a handsome stone built farmhouse with land and outbuildings, together with two attached cottages, all well placed for commuting to the region’s business centres.

- A substantial four bedroom Ironstone Farmhouse dating back in parts to the Sixteenth Century and offered for sale with a threshing barn, 4-bay garage and pasture paddock of around 3 acres (sts)

- Two adjoining three bedroom cottages of stone and brick construction respectively

- For Sale as a whole or in three separate Lots

- Situated in a picturesque rural setting within close proximity of the sought after village of Goadby Marwood, one of Leicestershire’s most beautiful villages

- Positioned just a few miles away from The Vale of Belvoir

- Approximately 7 miles from Melton Mowbray and surrounded by rolling countryside

- Excellent access to arterial roads, Melton Mowbray, Grantham and mainline train station

- 92 ACRES AVAILABLE BY SEPARATE NEGOTIATION

- NB The two adjoining barns with permitted development rights are also for sale through Masons on a sole agency

Joint Sole Agents:

MASON S  
RURAL & EQUESTRIAN

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500  
enquiries@masons-surveyors.co.uk

RICHARD W A T K I N S O N  
PARTNERS  
Surveyors, Valuers, Auctioneers, Estate Agents

21 Market Place  
Melton Mowbray, LE13 1XE  
T 01664 431080  
www.richardwatkinson.co.uk
Situation

White Lodge Farm is situated 2 miles from the sought after village of Goadby Marwood and only 4 miles from the local amenities of Waltham-on-the-Wolds and 7 miles from the “Rural Capital of Food”, Melton Mowbray. The location offers convenient access to Grantham, Oakham and Leicester (via the A46). London can be reached via train link from Grantham (trains approx. every 20 mins at peak times) or Newark (train approx. every 30 minutes at peak times). East Midlands Airport is 26 miles to the west which offers both Domestic and International services.

There are excellent public and private sector schools within easy reach, including both village and town primary schools, local grammar schools and private schools in Melton Mowbray, Newark and Grantham. There is a wide range of recreational pursuits locally, including sports clubs and several golf courses. There are also a wide range of equestrian facilities and the Belvoir, Quorn and Cottesmore hunts are all close by. There are also renowned shoots in the locality.

Directions

Leave Melton Mowbray via the A607 north towards Grantham. Continue for approximately 4 miles and enter the village of Waltham-on-the-Wolds. At the crossroads opposite the church in the centre of the village, turn left along Eastwell Road at the junction with the Royal Horseshoes Pub. After leaving the village and proceeding for approximately one mile the property will be visible on your right hand side. A ‘For Sale Board’ will be erected at the property to assist.

The Property

Formerly part of the Duke of Rutland’s Belvoir Estate, White Lodge is believed to date back in parts to the late 16th Century and is steeped in local history. Over the years the farm has uncovered many artefacts including early Roman coins and other significant relics, in addition the property is situated in close proximity to ‘Wycomb Villa’ an early Roman villa unearthed in the early 1950’s. The house was once used as a coaching Inn offering food and drink to the bustling salt
trade who used Eastwell Road as the main trading link between Lincoln and Melton Mowbray. The property has only changed hands on two occasions since it was constructed during the first half of the 16th century by the Dukes of Rutland.

**Accommodation**
Please refer to the floorplans which are indicative of the room layout and not to specific scale, with approximate room dimensions indicated.

**The Farmhouse (LOT 1)**

White Lodge retains an enormous amount of character and charm offering spacious accommodation over two floors. The property is mainly constructed of local Ironstone beneath a pitched timber roof structure which has been covered in pantiles.

Heating is via an oil-fired central heating system and the majority of windows are uPVC double glazed units. The current owner also commissioned photovoltaic solar panels to the roof slopes of the White Lodge and Stone Cottage.

The property would benefit from a programme of modernisation. But has great scope, subject to the relevant permissions, to create a larger single dwelling by imaginative combination with the two adjoining cottages. There is a modern constructed conservatory built circa 2014 in stone with a glazed centre gable, slate covered roof and roof lights.

**Ground Floor**

**Entrance Lobby**
With stable type entrance door, original quarry tiled floor and built in cloaks cupboard.

**Cloakroom**
With low level WC, bracket wash basin and radiator.

**Entrance Hall**
With quarry tiled floor, staircase and double panelled radiator. There are brick steps down to a split level lobby with connecting door to the freezer/utility room.

**Dining Room**
With oak crossed beams to the ceiling, and stone fire surround with niches. Recess with shelving, double panelled radiator, old pine door with box lock leading to the front lobby.

**Front Lobby**
With connecting door to the Dining Room and window from floor level onto the conservatory.

**Conservatory**
With double glazed windows and French doors, double-
glazed roof lights, ceramic tiled floor with electric underfloor heating. Ceiling spotlights, radiator and wall uplighters. This room enjoys an attractive outlook across the main garden. Walk-through opening on one side to the Sitting Room

**Sitting Room**
Large feature walk-in beamed, stone inglenook fireplace with inset open grate, stone and timber seats to each side and flagstone hearth. Chamfered ceiling beam, radiator and pine 4-panel door.

**Dining-Kitchen**
AGA oil fired cooking range and side oven, bespoke solid pine kitchen units with work surfaces incorporating a one and a half bowl sink unit. Free standing gas cooker. Ceramic tiled floor.

**Freezer/Utility Room**
With ample space for freezer, sink and plumbing for a washing machine. There is a door leading outside to the rear of the property.

**WC** off with high level WC.

**First Floor**

**Galleried Landing.**

Approached from the hall by an impressive return staircase with pillared balustrade extending around the stairwell and an arched window to the side elevation. The landing is centrally located within the house with doors off to bedrooms and bathrooms on split levels. There is a hatch to gain entry to the roof and the door to the study/bedroom 4 is noticeably small with steps down into the room.

**Bedroom 1**
Main double bedroom of generous proportions at the front of the house with radiator and south facing views over the garden.

**Bedroom 2**
Also enjoying south views over the front garden. There is a built in cupboard and radiator.

**Bedroom 3**
Enjoying views to the east this bedroom has the benefit of fitted wardrobes with cupboards above, fitted linen cupboard and double panelled radiator.

**Bedroom 4 / Study**
Off the central landing and down a separate staircase. Ideal for a home office or a spare bedroom. Views are over the farmyard. The room is heated via a radiator.

**Bathroom**
With coloured suite comprising a large corner panelled bath, pedestal basin and low-level WC. Radiator and built in airing cupboard containing the hot water cylinder.

**Shower Room**
White suite of corner shower cubicle with curved glazed doors and electric shower unit, vanity wash-basin and dual-flush low level WC. Part ceramic-tiled walls.

**Outside**
The farmhouse is approached through a wide 5-bar gate onto a driveway with grass border and pathway leading past a sunken ornamental pond and through an old fashioned metal hand gate into the formal garden. The garden comprises a good-size lawn with established flower beds and borders together with mature trees and shrubs all fully enclosed by low-slung stone boundary walls with climbing plants over.
The driveway continues past the farmhouse to the outbuildings and forms a good size parking courtyard. There is a further garden (a mixture of shrubs, bedding plants and lawn) to the east of the farmhouse which provides access across to the paddock which can also be reached via a separate vehicular access, shared with the barn conversion adjacent.

**Outbuildings**

**Threshing Barn**
Built of local Ironstone under a pantiled roof. As the name suggests this was the original threshing barn to the farm and has a ground floor store approximately 4.58m x 2.99m and large main barn to the rear approximately 8.9m x 4.57m overall with lofts over part. The barn is generally used for storage and houses the electricity meters for the farm.

**4 Bay Garage**
Positioned to the rear of the threshing barn, there is a range of four garages with separate apertures and constructed of brick under a pantiled roof with external stone stairs leading to a loft over.
Pasture Paddock
As delineated on the site plan, the paddock extends to around 3 acres in total (sts) with potential for equestrian, horticultural or hobby farm use, subject to any necessary consents.

Orchard
An orchard opposite the farmhouse and entered via Green Lane is available to purchase by separate negotiation (indicated in green on plan)

The Cottages

Stone Cottage (LOT 2):
Currently vacant, this property comprises a 3 bedroom ironstone cottage. Heating and hot water is provided by a Worcester Bosch boiler and central heating system. The property has both timber-framed and uPVC framed double glazed widows.

Ground Floor

Entrance Porch
A timber, glazed porch with tiled roof and timber front door which leads to the kitchen.

Kitchen
Fitted with a range of base units, stainless steel sink unit, uPVC double glazed window to the front, Worcester central heating boiler, radiator and door to the rear hall.

Sitting room
Benefits from an open brick fireplace, windows to the front and rear and double panelled radiator.

Utility Room
With shelving and a single window to the side, a pantry with shelving and plumbing for a washing machine.

Rear Hall
Staircase with pillared balustrade to the first floor landing.

Bedroom 1
Views west over the garden. This room benefits from having uPVC double glazing windows, a built in wardrobe and a wash hand basin.

Bedroom 2
Views west, uPVC double glazed window and radiator.

Bedroom 3
Views east. A single bedroom which could alternatively be a study.

Bathroom
White 3-piece suite, radiator and internal window to landing.

Outside
The property has a garden to the front with gate and flower bed. Vehicular and pedestrian access is via a shared driveway from Green Lane through the owned land with space to park adjacent.

Brick Cottage (LOT 3):
Currently vacant and comprises a 3 bedroom red brick cottage. Heating and hot water is provided by way of a Firebird Oil-fired boiler.

Double-glazed front door to:

Entrance Hall
With doors to the kitchen on the left and living room to the right. Staircase leading to the first floor landing.

Kitchen
With a range of white wall and floor mounted units, granite effect work surfaces and white 1.5 bowl sink unit. Tall unit with electric double oven and gas hob located to the right. There is a uPVC double glazed window overlooking the rear yard. Pantry off with shelving.

Boiler Room
With Firebird oil fired central heating boiler, programmer and consumer unit with MCB’s. Window overlooking the rear of the property.

Rear Lobby and Store Room
A generous storage area with access outside to the rear of the property.
Sitting Room
Stone fireplace with flagstone hearth and open grate. Laminate flooring. Exposed stone wall to the right hand side of the fireplace. UPVC double glazed window which gives views over the garden and parking area.

First Floor
Landing
Pine spindle balustrade to stairwell, ceiling hatch to the loft.

Bedroom 1
With exposed roof beam and bracket, gable window and side window. Double wardrobe with mirror doors and airing cupboard containing the hot water cylinder with immersion heater.

Bedroom 2
Gable window, radiator and painted beam with bracket.

Bedroom 3
Radiator and high level rear window. Painted beam with bracket.

Bathroom
White suite of low level dual flush WC, pedestal wash basin and panelled bath with electric shower over and glazed side screen. Ceramic tiled splashbacks, mirror and shaver light. Radiator.
Outside
Garden area to the front with gate and flower bed. Vehicular and pedestrian access is via a shared driveway from Green lane with space to park adjacent.

Services (Farmhouse and Cottages)
It is believed that mains water and electricity connections are distributed privately to the farmhouse and cottages via separate meters but all services should be confirmed by utility searches on sale. Drainage to private system.

Wayleaves, Easements, Covenants, and Rights of Way
The site is sold subject to any rights of way, wayleaves and easements whether detailed in this brochure or not. The Vendor reserves the right to address the access provisions in the event that the property is sold in separate Lots and may grant/reserve rights across parts of the holding at their discretion.

Overage Clause: Lot 1 is subject to an overage provision whereby 30% of any uplift in value which is realised by obtaining planning permission for use other than agricultural or non-commercial equestrian use will be payable to the seller. These provisions will apply for a period of 30 years and payment will be due upon implementation of the planning permission or sale of the land with the benefit of planning permission (whichever is the earliest).

Rights of Access
Occupiers of the cottages and unconverted barns will be granted a right of access from Green Lane subject to shared maintenance according to user.

Tenure: Freehold with the benefit of vacant possession upon completion.

Viewing: Strictly by prior appointment via the joint selling agents.

VAT
It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

Vendor’s Solicitor
Mr Peter Marsh of Peter W Marsh & Co Solicitors
19 High Street, Melton Mowbray
Leicestershire
t: 01664 566471
E: peter@peterwmarsh.co.uk

Important information
The particulars for these properties are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.

Prospective purchasers are asked to satisfy themselves regarding all planning issues and understand the requirements for the provision of services.

Each cottage is in Council Tax Band D. Farmhouse is in Band E.
Floor Plans and EPC Graphs
Important Notice

Messrs. Masons Chartered Surveyors and Richard Watkinson partners for themselves and for the vendors or lessees of this property whose agents they are, give notice that:

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Masons, Cornmarket, Louth, Lincolnshire LN11 9QD      T 01507 350500
Richard Watkinson Partners, 21 Market Place, Melton Mowbray, LE13 1XE      T 01664 431080