



POTTERS KILN FARM

Stanton Lane | Potters Marston | Leicestershire | LE9 3JR

FINE & COUNTRY

Potters

POTTERS KILN FARM

Potters Kiln Farm is a lovely family home with an attached two-bedroom annex that, set within over 29 acres of grounds, incorporates excellent equestrian facilities.



Kiln Farm



Overview



“I’ve always had a passion for horses,” says Caroline, “and I wanted to run a livery business, and Potters Kiln Farm incorporated everything that I needed.”

“Outside the whole stable yard has undergone a transformation to stables, feed rooms with a new larger school, lunging pen and complete fencing. It has been an ideal setup for us which is close enough to plentiful local amenities and lots of potential business opportunities.”

In terms of the horses it’s a lovely place for riding and we’re close to three major competition centres, Vale View, Witham and Western Lawns, but although the location is rural we have never felt isolated as it’s so easy to get around. Stoney Stanton, which is just a couple of minutes away, has a great selection of shops and amenities, and nearby Croft has the same. We’re also within easy reach of both the M69 and the A5, although neither impact on the peaceful nature of our environment. I have to say that we have all been extremely happy here,” concludes Caroline.



Potters Kiln

An opportunity to acquire a fabulous equestrian complex set in 29.561 acres (11.963 ha) of rolling South Leicestershire countryside. The site provides two linked bungalows, a 60m x 25m outdoor school, 22 fenced 1 acre paddocks, farm buildings and fine views.

There are two separate bungalows, one being added in 2008 that now offer flexible living accommodation most likely to two generations of the same family. They are linked by a central hall and both have kitchens, conservatories and quality bathroom fittings and could provide a rental income or live in facilities for staff or grooms. Set in over 29 acres, there are 22 enclosed paddocks, with 5 acres 'set aside' for hay and off road riding. A professional schooling manège, lunging pen, Dutch barn and a range of useful farm buildings.

ACCOMMODATION SUMMARY

Potters Kiln

The original 1970's bungalow was largely extended in 2008, which added a similar two/three bedroom bungalow which must remain an annex to the original. The older bungalow has a spacious entrance hall with laminate flooring, down lighters and a hatch to the insulated loft space.

The spacious living room has an operational open fire place with a quarry tiled hearth and a stone surround. There are wall light points and a front window. Double doors open to the UPVC conservatory which has opening windows on three sides and a pitched glass roof, (heat reflective blinds are fitted to all glass surfaces). It has laminate flooring, heating and double French doors to the garden. Across the hall there is a recently refitted kitchen/dining room. The cupboards are white high gloss Wickes units at base level with bamboo work surfaces and an inset sink unit. There is a kickboard heater, ceramic tiling with matching eye-level units with under lighting. Electrolux double cooking range with gas hob serviced by LPG and extractor hood above. Electrolux integrated dishwasher and a tiled floor. There is space for a dining table and chairs with windows to both front and rear of the property. A further door leads to the spacious utility room which has matching high gloss units including a tall dry food pantry. Plumbing for a washing machine, sink unit with work surfaces and fully tiled walls. Loft access, window and door to the patio garden. There is a connecting door that leads to the extension and further door to the study. This has a tiled floor, telephone point and a front window.

The master bedroom has quality flooring with bespoke wardrobes across one wall and a side window with matching vanity unit, mirror and bedside tables. It has an en-suite shower room with a tiled shower enclosure with shower unit, corner toilet and a basin set into fitted cabinets. Tiled floor, with under floor heating, radiator, opaque window. The second bedroom has fitted wardrobes with a side window. Bedroom 3 has a side view window. The family bathroom has a white panelled bath with fitted cabinets incorporating a WC and wash hand basin. Tiled shower enclosure with shower unit, quality ceramics and an opaque window.





“We bought the property eight years ago, at which time the house and yard was in need of some TLC, and so we completely renovated it. We did everything from putting in a new heating system and replacing windows, to updating the bathrooms, and we even knocked through from the kitchen to the dining room to create a lovely open plan kitchen diner, which is a lovely space and where we tend to spend most of our time.”

The Annex

The linked single storey accommodation was added 7 years ago. It has a double glazed door which leads to a small inner hall with a boot/storage/tack room off with a front window. A door leads to the main hallway which has a connecting door to the bungalow. The lounge has oak wooden flooring with an attractive wood burning stove set on a raised and tiled hearth. Wall heater, slit window, French doors overlook the side garden. The kitchen has been well designed with high gloss units at both base and eye-level. There are ample work surfaces with a stainless steel sink unit and a Zanussi four-ring gas hob. Zanussi fan-assisted double oven, extractor hood, integrated dishwasher. Floor and wall ceramics and a side window. A further double glazed door leads to the quality conservatory. This has a fully tiled floor with under floor heating, opening windows on three elevations and double French doors to the terrace. It has a glass pitched roof and is large enough to double as an occasional dining room.

The utility room has some full height and further base cupboards, work surfaces and an inset sink. There are plumbing facilities, a cupboard houses the RCD consumer units and electricity meters. Tiled floor, rear window and door. The well fitted office has a range of fitted base units, work surfaces and shelving. There is a telephone point and a window. The main bedroom has a range of quality fitted wardrobes, drawer sets, and a vanity area. This room has down lighters and a front window. The second single bedroom has fitted wardrobes and a rear window. The bathroom provides a white Jacuzzi spa bath with an ornate mixer tap and built in showerhead attachment. There is a wide fully tiled shower enclosure with a Tritan shower unit, fitted cupboards with a built wash hand basin, low level flush WC. Quality ceramics on all walls and floor with an opaque window.

Formal Gardens and Parking

Being attached buildings there are formal gardens on all sides of the two properties and both have shingle and paved hard standings providing parking for 3/4 vehicles to the front of each. The main section of rear garden has a two storey children's chalet playhouse, established trees and a productive kitchen garden. There is a colourful rockery and trellis fencing enclosing the two Carbary 1,300 litre oil tanks providing heating to both properties. The bungalow has a shingled terrace and a patio by the annex with shallow steps leading to the lawn area with a selection of trees including horse chestnuts. Beyond the garden of the annex is "The Woodland Glen". As the name implies this is a wooded area with a network of paths, bridges with many wild flowers and plants, making it an ideal area for children to play and explore.



insight



“In 2008 we added a two-bed annex,” continues Caroline, “which my mother and father-in-law currently live in. It can either be accessed through the house or from a separate entrance, and it even has its own garden that my mother has beautifully landscaped; it’s like a little woodland glen. Both the main house and the annex have their own, separate driveways too, so the annex is an ideal family share, but it would also be perfect for letting.”

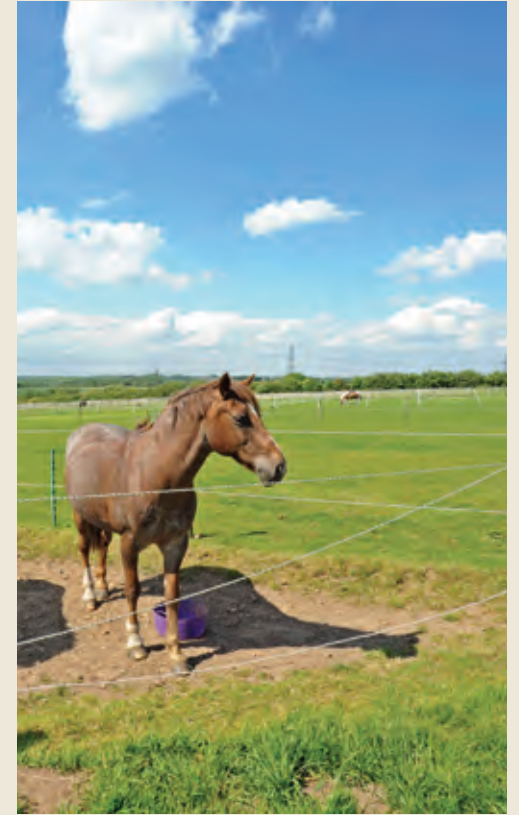






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Potters Kiln Farm boasts 29.56 acres of land, which incorporates a number of paddocks, 22 stables, three barns and a 60m x 25m schooling arena.

"This has been the perfect base for my livery business," says Caroline, "and it also provides a wonderful lifestyle for our children."



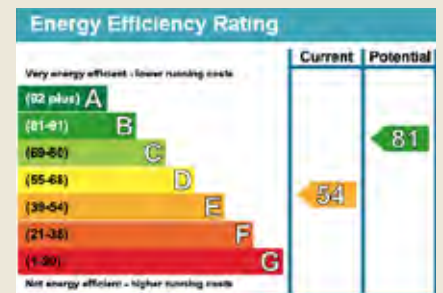
11 Lodden Stables and Courtyard

Potters Kiln Farm, Stanton Lane, Potters Marston, Leicester, LE9 3JR

Approximate Gross Internal Area = 278.2 sq m / 2994 sq ft
 Stable = 328.5 sq m / 3536 sq ft
 Hay Barn = 489.5 sq m / 5269 sq ft
 Total = 1096.2 sq m / 11799 sq ft



Illustration for identification purposes only. Not to scale
 Ref: 147994



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.06.2015

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11 Indoor Stables

Paddock Land

The paddock land comprises of 22 one acre paddocks that are fully enclosed by stock-proof post and rail and electric fencing. There are two metre pathways running between the paddocks that have good drainage and provide fabulous views across open Leicestershire countryside. There are currently 5 acres that are 'set aside' for hay and off road riding, the total site extends to around 29.56 acres or thereabouts.

Professional Manège

The 60m x 25m outdoor schooling arena is fully enclosed by post and rail fencing and is stock-proof. This has a traditional herring bone drainage system along with Flexiride surface, providing all year round facilities with flood lighting. Nearby there is a circular 22m diameter sand and rubber lunging pen.

Stables and Yard

There are 11 Lodden indoor stables, and 11 external stables ranging from approximately 15ft x 12ft down to 12ft x 12ft. To the front of the outdoor stables there is a large concrete courtyard with overhang, water and electricity are available.

Outbuildings

The stable yard comprises of two feed rooms, two 20ft x 8ft metal tack rooms, a large hay barn. There is also a substantial log store, a small workshop and a 'girls' caravan which is utilised by the owners of horses in livery. There are also two large containers which can be utilised for further riding tack, feed rooms or storage. There is also an enclosed 90ft x 22.5ft Dutch barn with a 40ft x 10ft workshop attached and a 40ft covered storage area to the side. There are two more large concrete portal framed barns (75ft x 27ft and 46ft x 31ft approx.) with planning permission for conversion to a cattery (started but not complete) located at the side of the yard.



60m x 25m Outdoor School

Location

Potters Marston is a small village and civil parish within the district of Blaby in Leicestershire. It has a population of around 40, and is roughly between Huncote and Stoney Stanton, but closest to Croft. It has a view of the remaining side of croft quarry and has 12 houses. St Mary the Virgin is one of Leicestershire's smallest churches, being only 38ft long by 19ft wide. With a congregation of around 10 people, it was originally a barn which became a school house. Potters Kiln Farm sits just off the Stanton Lane, close to a local business park set within the attractive courtyard of Potters Marston Hall. The Hall was once central to the village of Potters Marston which boasted a thriving pottery industry in the 13th Century and was then wiped out by the Black Death. Potters Marston Manor or Hall as it became, was originally gifted to the Benedictine Priory from Leofric, Earl of Mercia who was Lady Godiva's husband. Nearby Stoney Cove is used for scuba diving training as well as pleasure dives. On shore facilities include a dive shop, diving school, gas filling station and a public house!

Services

Mains electricity, water (metered), oil heating and LPG gas bottles, private drainage systems. A Klargester services the 'girl's caravan', a recently installed Bio pure sewerage treatment plant services both properties.

Local Authority

Blaby District Council.
Telephone (0116) 275 0555.
Council Tax Band: D.



5 Acres 'set aside'



22m Diameter Lungeing Pen



Planning Information

There is currently planning permission to run a 36 pen cattery; this could obviously provide a separate business and income opportunity. The owners wish to point out that the two properties cannot be split and sold separately.

Website Address

For more information visit the property's unique website address www.fineandcountry.com/50034039.

Opening Hours

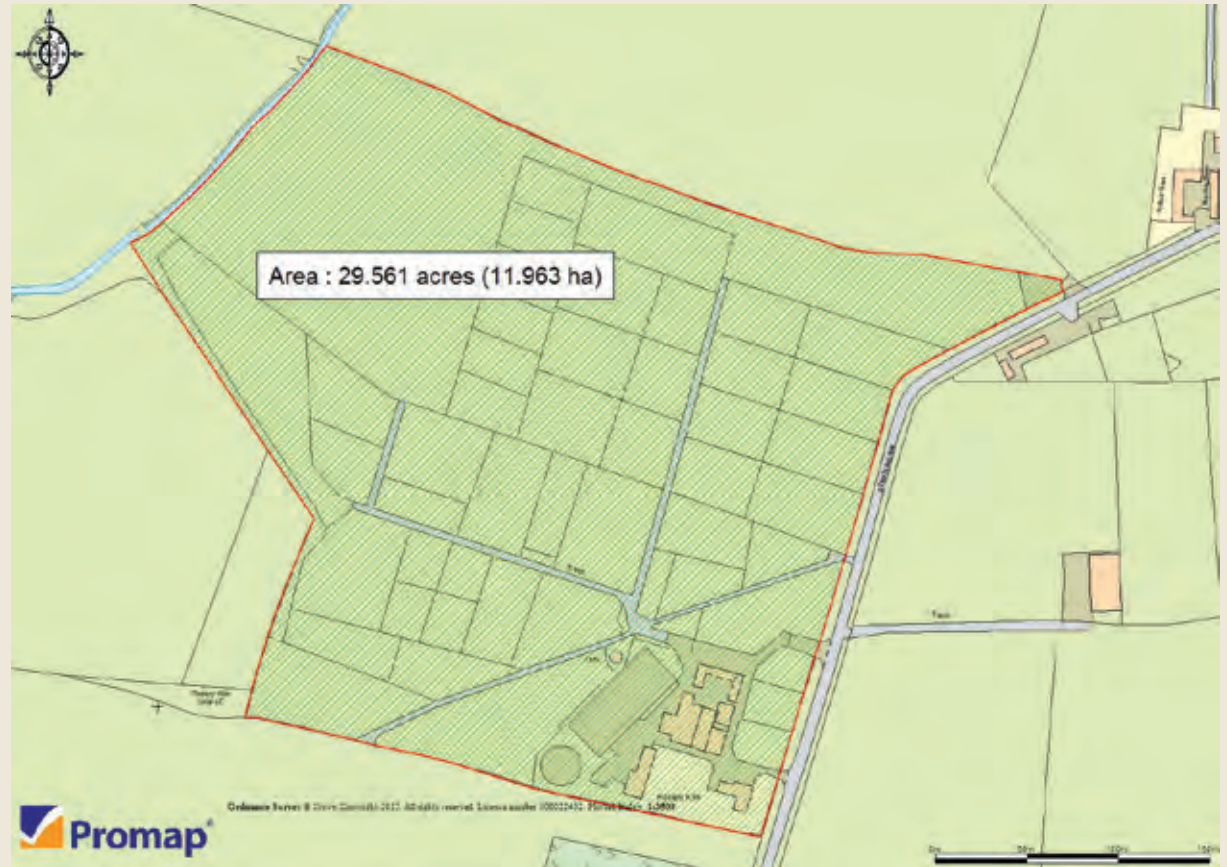
Monday to Friday 9.00 am – 5.30 pm
Saturday 9.00 am – 4.30 pm

Directions

From Rugby, drive directly through Clifton upon Dunsmore and turn right before the Church, meeting the A5 at the Watling Street junction. Turn left and continue for just over 10 miles north bound, turning right on to the B4114 where signposted to Shamford. Go through Shamford and turn right, then immediately left on to the B4669 Leicester Road. Continue through Sapcote and Stoney Stanton, passing Stoney Cove on your right. Ignore your Sat Nav system (to head towards the business park), and stay on the Stanton Lane, proceeding straight ahead and Potters Kiln Stables has a Fine & Country 'for sale' board on your left hand side.

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Viewing arrangements strictly via the vendors' sole agents

Fine & Country on 01788 820062.

Potters



Kiln

POTTERS KILN FARM

“It’s our own piece of England and it has given all of us a wonderful quality of life.”

Farm

