

COUNTRY
&
EQUESTRIAN



CHESTNUT FARM COTTAGE
EAST NORTON





Extended Three Bedroom Cottage With Approximately One Acre Of Paddock land

A rare opportunity to purchase a small equestrian property having approximately an acre of paddock land, menage and a stable yard. Together with an extended three bedroom semi detached cottage, set in good sized gardens with a large area of vehicular hard standing with a former kennel block having plans drawn up for a self contained annexe.

This property is in good order throughout with a practical layout briefly comprising an entrance hall, kitchen/dining room with Aga plus family room off, living room, boot room, large utility room, inner hall and downstairs shower room. At first floor level, the landing leads to the master bedroom with en-suite and a further double and single bedroom.

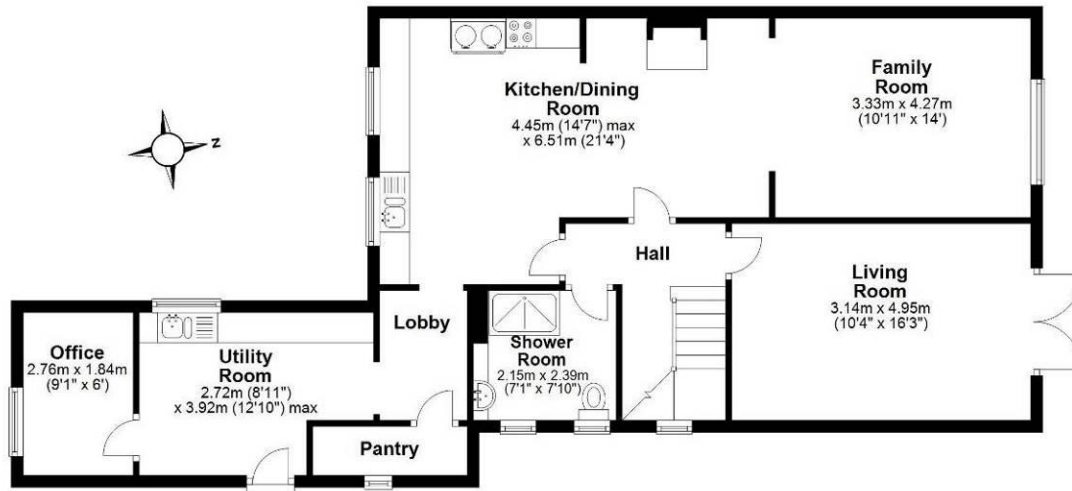
Chestnut Farm Cottage is situated between East Norton and Hallaton with a small gathering of similar equine properties. This location is convenient for commuting being straight onto the A47 giving easy access to Leicester, Peterborough and the market towns of Uppingham, Oakham, Melton Mowbray and Market Harborough with its mainline trains to London. The nearby village of Billesdon provides the nearest Shop, Post Office, and Doctors Surgery as well as a Primary School and Village Pub.

Best & final offers by Friday 4th December, if not sold prior.

Offers Over £489,000

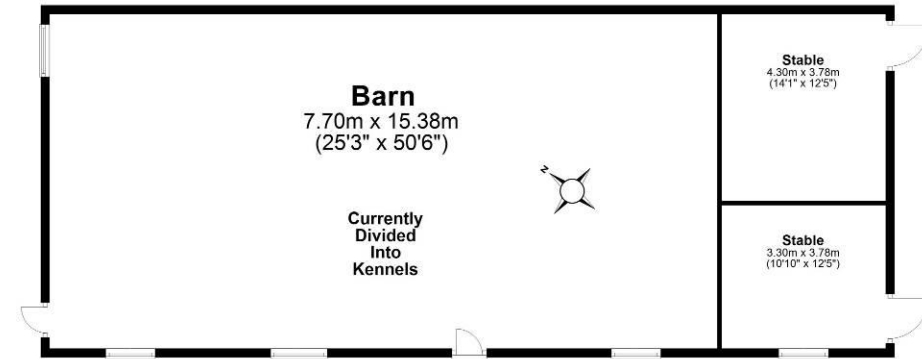
Ground Floor

Approx. 89.8 sq. metres (966.4 sq. feet)



Ground Floor

Approx. 148.3 sq. metres (1596.3 sq. feet)



Total area: approx. 148.3 sq. metres (1596.3 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

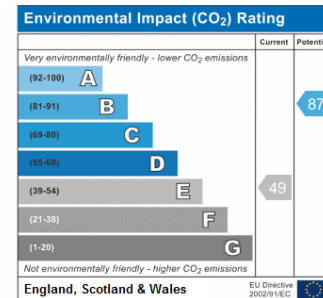
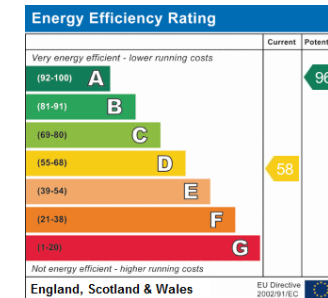
First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 131.2 sq. metres (1412.3 sq. feet)

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