



HARBY

THE CHESTNUTS, COLSTON LANE, LE14 4BE

Guide price:

£660,000

AGRICULTURAL TIE*

A very spacious detached bungalow built in 2010 for the current owners standing in grounds and paddocks of 5.36 acres, including a large pond, block of stables and a seven bay pole barn. Oil central heating, upvc double glazing, large Lounge, Fitted Dining Kitchen, Boot Room, Utility Room, four Bedrooms, two En-suite Bath/Shower Rooms and large Family Bathroom. Extensive driveway and parking area, formal gardens and paddocks. **This property carries an Agricultural Occupancy Restriction.**

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Large Dining Kitchen



This large detached bungalow was built in 2010 and stands in 5.36 acres of gardens and paddocks in a delightful rural position just outside the village. The bungalow offers very generous living space having oil fired central heating and upvc double glazed windows and doors and includes a large Reception Hallway, spacious Living Room with log burner, family sized Dining Kitchen complete with island unit and Range Master cooker, Boot Room and Utility Room (in need of completing), Master Bedroom with En-suite Shower Room, second Bedroom with En-suite Bathroom, two further large Double Bedrooms and Family Bathroom with a five piece suite. Outside offers extensive gardens and grounds with large driveway and parking for many vehicles, formal gardens to side and rear, stable block and tack room, seven bay pole barn to the rear and paddocks to the side of the property with a large pond. ***Please note this property has an Agricultural Occupancy Restriction.**

Viewing highly recommended

ACCOMMODATION

CANOPY PORCH with door leading to:-

LARGE RECEPTION HALL with radiator, painted wood flooring and downlights.

LOUNGE having windows to the front and side, two radiators, impressive brick fireplace with log burning stove, laminate flooring and ceiling downlights.

BOOT/BOILER ROOM having door to the rear, floor mounted central heating boiler, radiator and wooden flooring.

BEDROOM FOUR/OFFICE having window to the rear and radiator. (This room requires completing.) Door leading to Utility Room and further door to:-

EN-SUITE BATHROOM having w.c., wash basin and shower bath with glass shower screen, ceramic tiled floor and towel rail.

UTILITY ROOM having window to the rear, plumbing for washing machine, radiator. (This room also requires completing.)

INNER HALLWAY with two radiators, cloaks cupboard and separate airing cupboard.

LARGE FAMILY DINING KITCHEN having window to the side having views over the paddocks and bi-fold doors to the rear, an extensive range of cream Shaker-style fronted base and wall units with granite work surfaces, island unit with granite top and integrated microwave oven, electric Range Master cooker with hood above, integrated dishwasher and space for American-style fridge freezer, underdrawn stainless steel sink and half sink, further dresser-style unit, radiator, ceramic tiled floor and ceiling downlights.

BEDROOM ONE having windows to the front and side with views, radiator and downlights.

EN-SUITE SHOWER ROOM having window to the side with suite comprising w.c., wash basin and large shower cubicle, fully tiled walls and floor and chrome heated towel rail.

BEDROOM TWO having window to the rear, radiator and downlights.

BEDROOM THREE having window to the front, radiator, downlights and loft access.

FAMILY BATHROOM having window to the front with white suite comprising w.c., bidet, wash basin and vanity unit, bath and large shower cubicle, ceramic tiled splashbacks and flooring, chrome heated towel rail and downlights.

OUTSIDE: To the front of the property is an extensive gated driveway leading to a large turning and parking area for many vehicles. There are formal lawned gardens to the side and rear with an extensive patio area and gazebo, stable block comprising six stables and tack room. To the rear of the property is a large seven bay pole barn and to the front is a fenced off orchard area. There are two lots of gates giving access to the paddocks with a large pond. The total site area measures approximately 5.36 acres.

***AGRICULTURAL OCCUPANCY RESTRICTION:** Permission was granted by Melton Borough Council on 5th February 2010, Ref. 09/00932/COU, for the change of use and conversion of part of an existing agricultural building to a dwelling. Condition 5 within this application states that the occupation of the dwelling shall be limited to a person solely or mainly working or last working as such in the locality in agriculture (or in forestry) as defined in Section 336 of the Town and Country Planning Act 1990 or a widow or widower of such person and to any other resident dependants.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity and water. Private drainage to septic tank.

COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave Melton Mowbray via Scalford Road and continue through the village of Scalford and on towards Eastwell. Prior to reaching Eastwell take the left hand turning at the crossroads and continue down into the Vale of Belvoir. Upon reaching Harby take the left hand turning opposite the Nags Head into Colston Lane and after leaving the village and crossing the canal The Chestnuts will be found a short distance along on the left hand side, set back from the road.

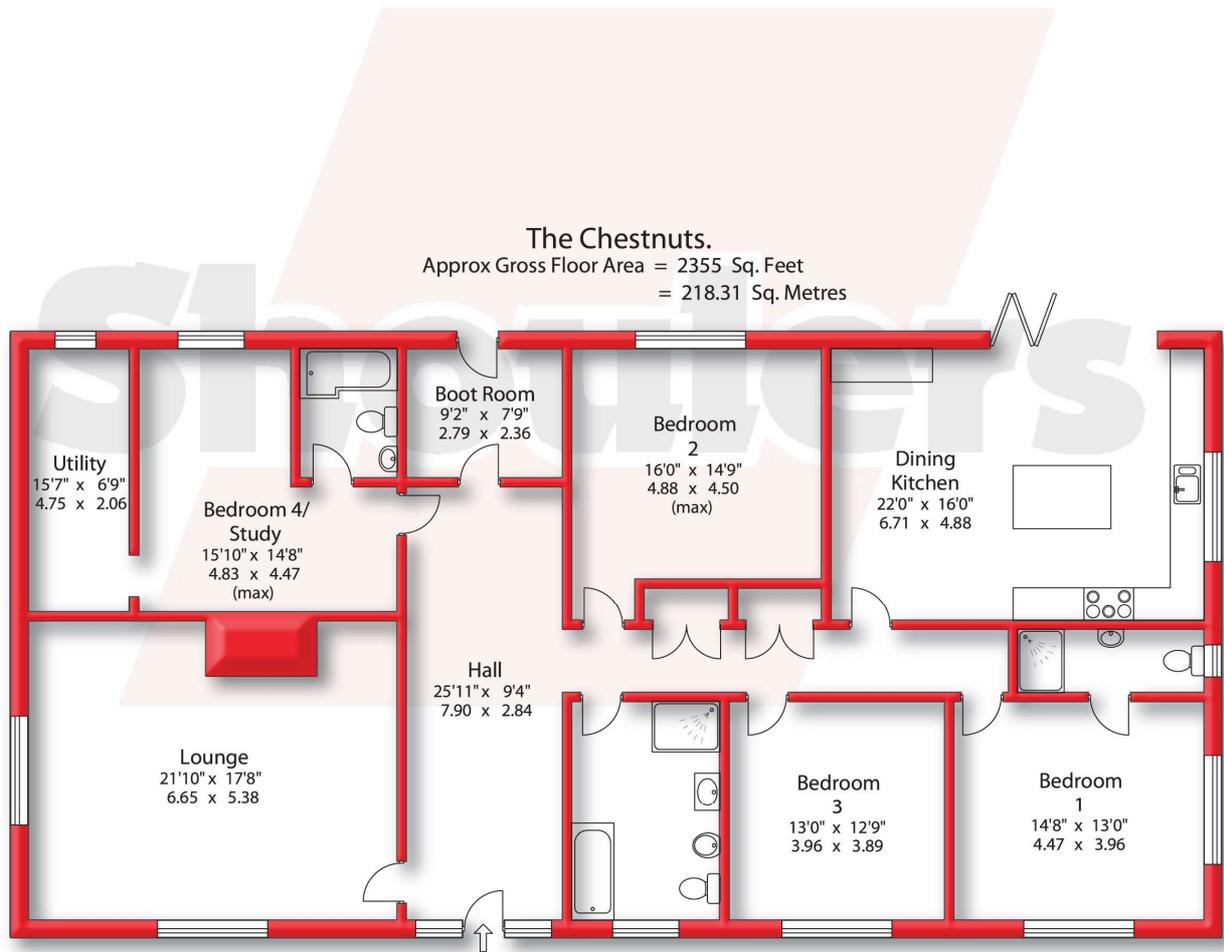
Generous living space



Site plan



FLOOR PLAN



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

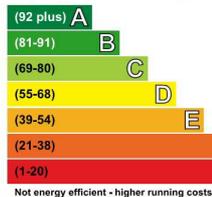
Tel: 01664 410166

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
77	85