



**Ironstone Lodge Stone Penn Lane, Holwell,
Melton Mowbray, LE14 4SJ**

£1,500,000

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

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Occupying a commanding, elevated position on the edge of the Leicestershire Wolds, Ironstone Lodge is an expansive 16-acre equestrian estate designed for those who prioritise privacy, scale, and professional-grade facilities. The property serves as a functional landmark in the Holwell landscape, centred around a substantial detached family residence that provides a refined and peaceful retreat from the operational demands of the land.

The estate's infrastructure is comprehensive, featuring a professional stable yard, an all-weather ménage, and the significant addition of two horse walkers to support a full training or competition schedule. The sprawling acreage is intelligently fenced into multiple paddocks for year-round grazing rotation, while the large agricultural barn and generous turning circles cater effortlessly to heavy machinery and large horseboxes. With far-reaching views across the Vale of Belvoir and immediate access to a vast network of local bridleways, the Lodge offers an unparalleled lifestyle for the serious equestrian enthusiast.





Description

Ironstone Lodge represents a premier equestrian opportunity, set within approximately 16 acres of prime Leicestershire pasture and situated in a commanding, elevated position that affords panoramic views across the undulating landscape. While the residence provides a comfortable and well-appointed base, the defining feature of this property is its extensive outdoor infrastructure, meticulously designed to meet the demands of professional or serious amateur equestrian use. The land is intelligently divided into several large, well-fenced paddocks, offering excellent grazing rotation and year-round utility, all while maintaining a sense of openness and privacy that is rare for a property so well-connected to local amenities.

Complementing the acreage is a substantial internal living space that balances traditional charm with modern functionality. The residence features a well-considered layout, boasting four generously sized bedrooms on the first floor, each designed to capture the far-reaching vistas afforded by the property's unique location. On the ground floor, a series of spacious reception rooms provide ample space for family living and formal entertaining, with large windows framing the expansive outdoor views and gardens. A high-specification kitchen serves as the heart of the home, supported by practical utility and storage areas.

The equestrian facilities are centred around a substantial stable yard, featuring a comprehensive range of high-quality loose boxes that prioritise horse welfare and operational efficiency. Supporting this are various essential outbuildings, including a dedicated tack room, secure feed storage, and an expansive barn that provides ample space for hay and bedding storage or the housing of large agricultural machinery. The site layout has been carefully considered to allow for the easy movement of livestock and equipment, with a large, gravelled driveway providing a generous turning circle specifically designed to accommodate the largest of horseboxes and trailers. Central to the training provision is a high-quality outdoor ménage (all-weather arena), offering a dedicated and level surface for schooling and exercise throughout the seasons. This is further complemented by the rare inclusion of two horse walkers, providing essential controlled exercise and warm-down facilities for a large string of horses.

Beyond the immediate yard, the property's acreage unfolds to showcase its true scale, with the paddocks benefiting from natural shelter provided by established hedgerows and mature trees. The orientation of the land ensures it captures maximum sunlight, while the surrounding topography offers natural drainage, a critical factor for maintaining the quality of the turf throughout the seasons. For those who enjoy hacking, the property is ideally positioned with immediate access to an extensive network of quiet country lanes and bridleways that weave through the scenic Vale of Belvoir and the Leicestershire Wolds.

This is a property where the external environment and the equestrian lifestyle take centre stage. The seamless transition from the formal domestic gardens into the functional agricultural and equestrian areas creates a balanced estate that is as beautiful as it is practical. Ironstone Lodge is not merely a home with land; it is a complete, ready-to-use equestrian facility that offers the space, infrastructure, and setting to support a wide range of equestrian pursuits at the highest level.





Machine Room / Tack Room / Stables / Workshop / Horse Walker



Main Residence & Horse Walker



Over View



Driveway From Stone Penn Lane



Living Room



Kitchen



Sitting Room



Bedroom

Ironstone Lodge, Holwell
Approximate Gross Internal Area
Main House = 310 sq.m/3335 sq.ft
Stable Block = 123 sq.m/1326 sq.ft
Stable Barn = 250 sq.m/2686 sq.ft
Outbuilding = 74 sq.m/800 sq.ft
Barn = 151 sq.m/1630 sq.ft
Total = 908 sq.m/9777 sq.ft

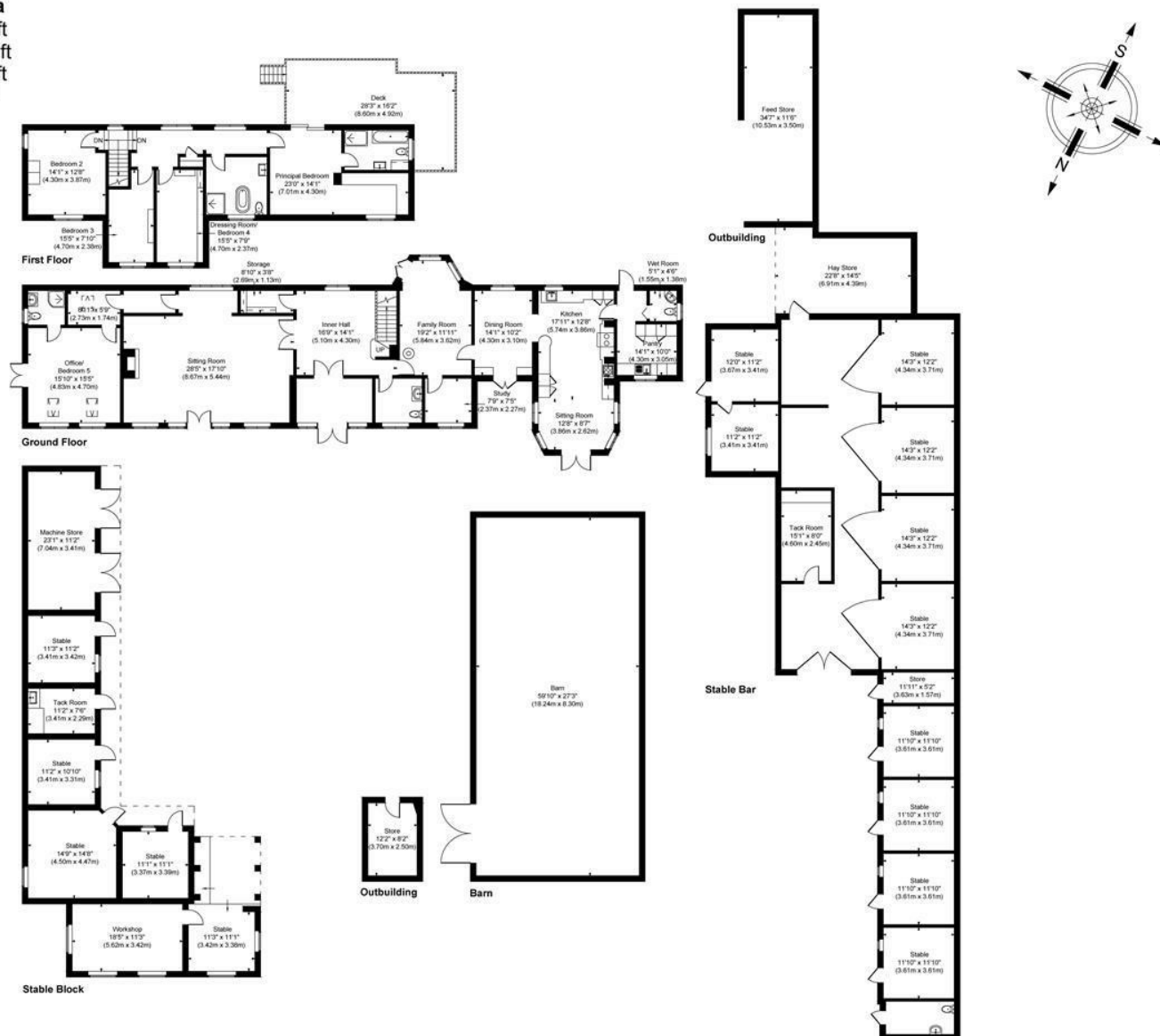
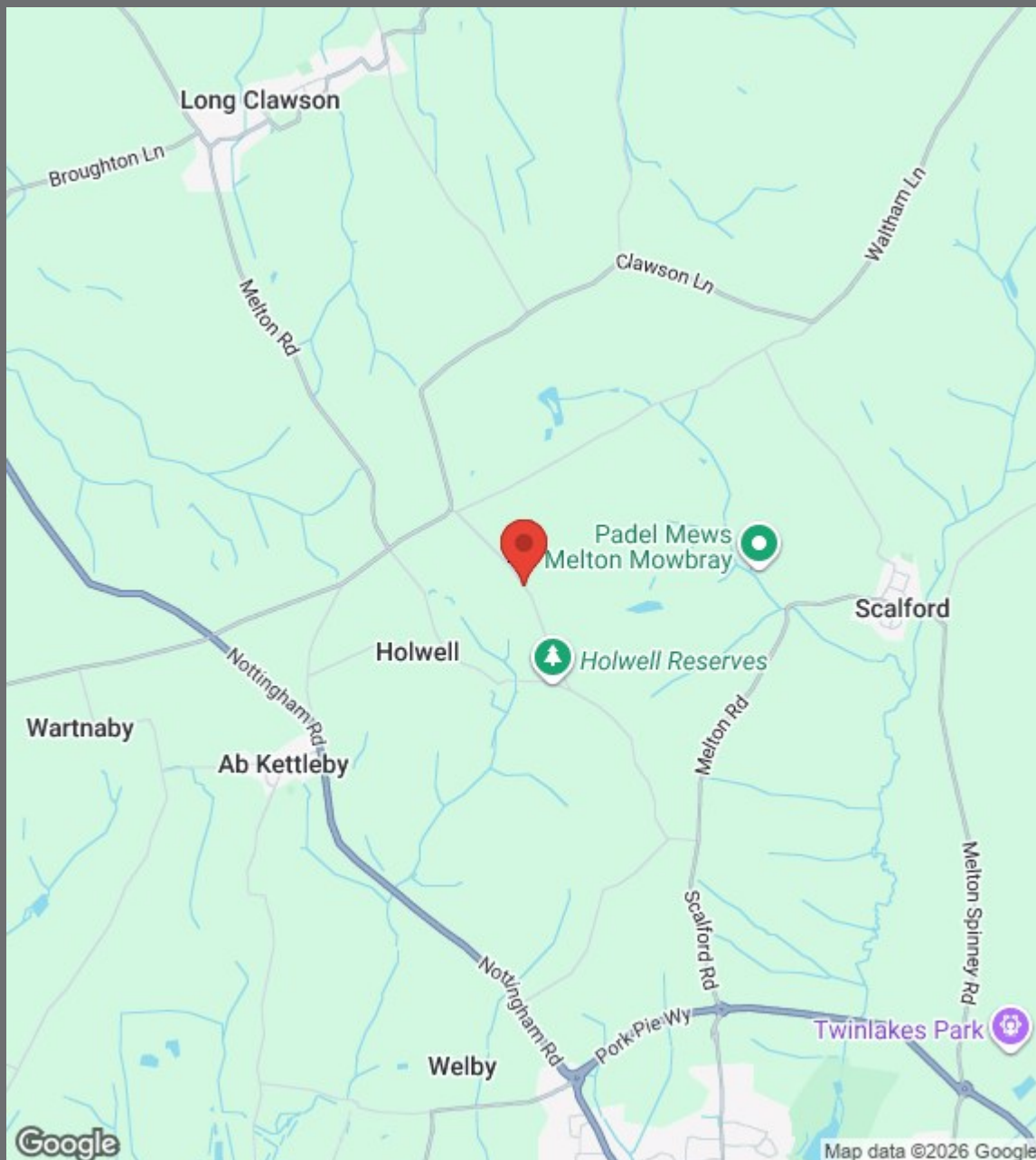


Illustration for identification purposes only, measurements are approximate, not to scale.

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- **Comprehensive Equestrian Infrastructure:** A professional-grade yard with multiple high-quality loose boxes and secure ancillary storage.
- **Set in Approximately 16 Acres of Pasture:** Extensive, well-fenced land offering excellent grazing and paddock rotation options.
- **Professional Training Facilities:** Featuring a high-quality outdoor ménage and the significant benefit of two horse walkers.
- **Panoramic Elevated Views:** A stunning position providing far-reaching vistas across the open Leicestershire countryside.
- **Substantial Agricultural Barn:** A versatile and large-scale building suitable for hay storage or machinery housing.
- **Superb Hacking Access:** Ideally located for immediate entry into a vast network of local bridleways and quiet lanes.
- **Horsebox-Friendly Access:** A large gravelled driveway.
- **Secure and Private Grounds:** The property is set back from the lane, offering a high degree of privacy for both horses and owners.
- **Detached Family Residence:** A substantial and well-appointed home offering a blend of traditional character and modern comfort.
- **Equestrian Lifestyle Hub:** A rare opportunity to acquire a property where the land and professional-grade facilities are the primary focus of the estate.



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Stables



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