



DRUMWALT

GADDESBY LANE, KIRBY BELLARS



DRUMWALT

GADDESBY LANE, KIRBY BELLARS, LEICESTERSHIRE

OIL FIRED CENTRAL HEATING

SEALED UNIT DOUBLE GLAZED THERMALLY FRAMED WINDOWS

STYLISH DÉCOR THROUGHOUT WITH HIGH QUALITY FITTINGS

ENTRANCE PORCH, MAGNIFICENT RECEPTION HALL, CLOAKROOM WITH W.C.

DRAWING ROOM, DINING ROOM, SITTING ROOM

LARGE DINING KITCHEN, REAR HALL WITH STORE AND UTILITY ROOM

STUNNING GARDEN/ENTERTAINMENT ROOM

FIRST FLOOR GAMES ROOM

MASTER BEDROOM WITH SUPERB EN SUITE BATHROOM AND SAUNA, DRESSING ROOM/BED 6 WITH WALK IN WARDROBE

GUEST BEDROOM WITH EN SUITE BATHROOM

3 FURTHER BEDROOMS, MAIN BATHROOM

3 GARAGES, BOILER ROOM, STORE ROOM

FANTASTIC DESIGNED AND LANDSCAPED GROUNDS AMOUNTING TO 2.56 ACRES INCLUDING PADDOCK

VEGETABLE GARDEN WITH GREENHOUSE

STABLE YARD WITH STABLE, FEED STORE AND TACK ROOM, HARLOW BARN

Melton Mowbray 4 miles

Leicester 15 miles

Nottingham 22 miles

Grantham 20 miles

East Midlands Airport 22 miles





Located amongst beautiful unspoilt Leicestershire countryside to the North of Leicester and just a short drive from the historic market town of Melton Mowbray. 'Drumwalt' is located on a quiet lane between the villages of Kirby Bellars and Gaddesby, with the nearby larger village of Asfordby offering a greater range of facilities and services.

Melton Mowbray offers a great choice of shopping, leisure and educational needs, there is also a railway station with access to Oakham and Leicester, Birmingham and Peterborough, whilst connecting trains can give access from Leicester to London St Pancras in around 1 hour 20 minutes.

DRUMWALT

GADDESBY LANE, KIRBY BELLARS, LEICESTERSHIRE



‘Drumwalt’ was originally built in 1923 and has had later additions and alterations, predominantly in 1999 when the current owner sympathetically extended and renovated the property to what we see today. This included a large kitchen, garden room, bedrooms and bathrooms, garages/workshop and magnificent games room.

This stunning country home stands in grounds of around 2.56 acres with the formal gardens having been designed and landscaped by ‘Chelsea Flower Show’ winners ‘Symphonic Gardens’ to exacting standards and meticulously maintained by gardeners ever since. There is a separate gated driveway leading to a stable yard and Harlow barn along with a paddock area.

This home has been designed, fitted and decorated to the highest standards throughout with quality and practicality in mind. It forms a lovely family home and is great for entertaining either formally or in a much more casual manner with the beautiful ‘Garden Room’ and ‘Games Room’.







ACCOMMODATION

ENTRANCE PORCH with twin doors to front, windows to front & side, mat well, glazed door and side panels to:-

MAGNIFICENT RECEPTION HALL with windows to rear overlooking the garden, oak Parquet floor, ornate staircase to first floor.

CLOAKROOM with w.c. and wash basin, tiled floor, door to walk in store/cloaks cupboard and access to under stair cupboard.

DRAWING ROOM with bay window to front, 2 rear windows and a bay window to the side with double doors opening onto the south facing terrace, marble fireplace with open grate, twin doors to the hall, door to:-

DINING ROOM with bay window to front, built in display cupboard with leaded glass, twin glazed doors to hall.

SITTING ROOM with 2 windows to front and window to side.

DINING KITCHEN with windows to both sides, this very generous kitchen was designed and fitted by Barratt & Swann of Cropwell Butler and incorporates an extensive range of bespoke cream painted base, drawer and wall cupboards, larder unit, island unit with built in wine rack, storage baskets. There are granite work surfaces with a double Belfast style sink, integrated dishwasher and fridge & freezer, electric Range style cooker with hotplate set into a tiled surround. Tiled splashbacks and floor, downlights.

REAR HALL with 2 windows to side, tiled floor, store/cloaks cupboard.

UTILITY ROOM with window to side, base unit with granite worktop, white sink, plumbing and space for washing machine and tumble dryer, tiled floor.

GARDEN ROOM with windows and doors to side and rear accessing the gardens, front access door, vaulted painted timber ceiling, built in seating, large dresser unit with integrated fridge, tiled floor, door to:-

CLOAKROOM with window to rear, high flush w.c. & wash basin.



INNER HALLWAY with door to workshop/garage, staircase leading to:-

GAMES ROOM with 4 Velux rooflights to rear, oak flooring, this room houses a full size snooker table. Cloakroom with w.c. and wash basin.

FIRST FLOOR LANDING with various windows to front and side affording views over the grounds and also open countryside.

MASTER BEDROOM with bay windows to front and side with fabulous views, 2 windows to rear.

EN SUITE BATHROOM with window to rear, suite comprising w.c. bidet, large vanity unit with marble top and twin wash basins, built in mirror, cast iron roll top bath, walk in shower cubicle, sauna, tiled floor, half tiled walls, radiator and heated towel rail.

DRESSING ROOM/BEDROOM 6 with bay window to front, WALK IN WARDROBE.

GUEST BEDROOM with 2 windows to front and window to side.

EN SUITE BATHROOM with window to side, suite comprising w.c., wash basin and bath with shower above, fully tiled wall, radiator/towel rail.

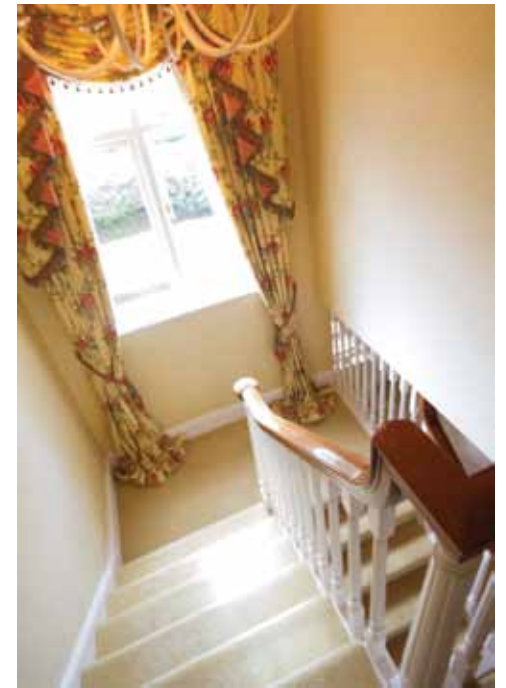
BEDROOM 3 with 2 windows to side with views over the gardens and countryside beyond.

BEDROOM 4 with window to rear, door to main family bathroom.

BATHROOM with window to rear, suite comprising w.c. wash basin, cast iron 'Slipper Bath', tiled floor, half tiled walls, radiator/ towel rail.

BEDROOM 5 with window to front having views over open countryside, fitted wardrobes.







OUTSIDE

Gated gravel driveway leads to an extensive parking area with landscaped areas to either side, leading to:-

GARAGE BLOCK comprising 3 large garages all with twin doors, the larger centre garage has a door and window to the vegetable garden, Belfast sink and dog shower, large useful store room and access to the Boiler room housing the twin oil powered boilers and all the plant and hot water system.

Superb landscaped formal gardens to front, side and rear with paved terraces, extensive lawns, immaculate beds and borders stock with a variety of shrubs and plants, mature trees including Cedar and Pine, summer house. Sheltered Vegetable & fruit garden to the rear of the garage block with brick built raised vegetable beds, greenhouse and access to a drying area.

To the far left hand side of the grounds is a gated driveway which leads between the formal gardens and the **PADDOCK** to a **STABLE YARD** which includes 2 timber stables, feed and tack rooms. Behind the stable yard is a **HARLOW BARN** 36' x 18' with twin sliding doors to the front, windows to sides and a rear door, power and lighting.



LOCATION Leave Melton Mowbray via Leicester Road and upon reaching Kirby Bellars, turn left into Gaddesby Lane prior to reaching Kirby Hall. After a mile or so 'Drumwalt' will be found on the right hand side towards the bottom of the hill.

POSTCODE LE14 2TQ

METHOD OF SALE The property is for sale by private treaty as one lot.

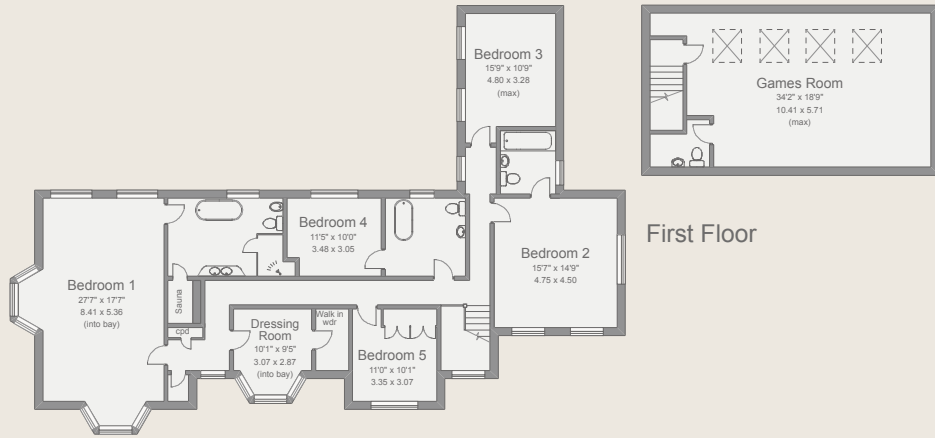
FIXTURES AND FITTINGS All fitted carpets are included within the sale price, light fittings and other items may be available to the purchaser by negotiation.

LOCAL AUTHORITY

Melton Borough Council 01664 502502

LOCAL INFORMATION The market town of Melton Mowbray is a thriving community with an excellent range of shopping to suit all tastes and an array of supermarkets including Sainsbury's, Tesco, Morrisons, Aldi & Lidl. There is a mix of high street shopping, coffee shops, restaurants, pubs and a lovely Art Deco cinema and street markets are held every Tuesday and Saturday. There is also a famous Cattle Market which brings the town alive every Tuesday and a Farmers Market is held there every Friday. The town offers a mix of leisure facilities including swimming baths, tennis courts, football and cricket grounds, various parks, gyms etc and at the Brooksby Melton College is a very well supported theatre which hosts many shows and famous performers. There is a good mix of schooling including primary schools, 2 High schools, Longfield Academy and John Ferneley College (academy) as well as the excellent Sixth Form College 'Melton Vale 16 Centre' and Brooksby Melton College of Further Education.

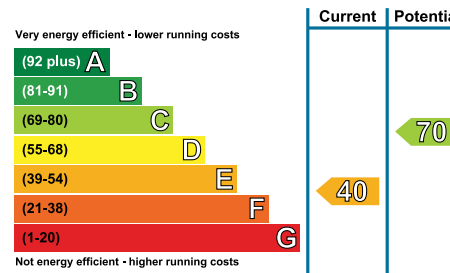




Approximate Gross Floor Area
6359 Sq. Feet
589.47 Sq. Metres



Energy Efficiency Rating



- Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-
- Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
 - Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
 - All measurements mentioned within these particulars are approximate.
 - No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
 - Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct. Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ
01664 560181
www.shoulers.co.uk