



# RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND  
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KR/LA/737B

## LEICESTERSHIRE

*Approximate Distances:*

4 miles Melton Mowbray ♦ 14 miles Nottingham ♦ 15 miles Leicester  
1 mile Village of Ab Kettleby ♦ within 3 miles A46 Dual Carriageway

A VERY WELL PRESENTED APPROX. 8 ACRE RESIDENTIAL PROPERTY WITH  
**ESTABLISHED KENNELS/CATTERY BUSINESS** : THE PROPERTY PLEASANTLY SITUATED  
IN A VERY ACCESSIBLE RURAL LOCATION WITH NO IMMEDIATE NEAR NEIGHBOURS

## UPLANDS FARM

SIX HILLS ROAD

WARTNABY LE14 3JQ



*The Residence*



*Main Paddock*

**A DECEPTIVELY SPACIOUS FIVE BEDROOM DORMER-STYLE BUNGALOW** AFFORDING  
26' LOUNGE PLUS BAR ALCOVE, DINING ROOM, FITTED KITCHEN, BREAKFAST ROOM,  
UTILITY ROOM, FIVE BEDROOMS (ONE ON FIRST FLOOR), TWO BATHROOMS, SPACIOUS  
HALLWAYS, REAR CLOAKROOM AND LOBBY : ELECTRICAL UNDER FLOOR HEATING :  
DOUBLE GLAZED

**FEATURE MATURE GROUNDS** INCLUDING ENCLOSED COMPOUND WITH HEATED  
SWIMMING POOL, PATIO AND SEATING AREAS, EXTENSIVE LAWNS AND BEAUTIFUL  
SHRUBBERY GARDEN WITH LARGE POND : PRODUCTIVE KITCHEN GARDEN

**THE KENNELS AND CATTERY** INCLUDE TWO PURPOSE BUILT KENNEL BLOCKS WITH 33  
KENNELS (LICENSED FOR 60 DOGS) PLUS CENTRAL EXERCISE COMPOUND : PURPOSE  
BUILT CATTERY WITH 14 CAT PENS (LICENSED FOR 28 CATS)

**ADDITIONAL BUILDINGS** INCLUDE TIMBER STABLE BLOCK WITH 3 BOXES AND TACK  
ROOM : BLOCK BUILT STOCK SHED : LARGE POULTRY HOUSE : DOUBLE GARAGE

**THE LAND** INCLUDES HOME Paddock AND MAIN GRASSLAND Paddock, PART  
HEDGED AND PART POST AND RAIL FENCING

**IN ALL APPROX. 8 ACRES (About 3.2 Hectares)**

## THE RESIDENCE

A deceptively spacious detached dormer-style bungalow. We are informed the original part of the property dates from the 1930s with substantial extensions, all with matching rendered elevations under a tiled roof. The property benefits from both ELECTRICAL UNDER FLOOR HEATING and also UPVC DOUBLE GLAZING. Affording the following accommodation with approx room sizes:

### FRONT UPVC DOOR

VESTIBULE with opaque door to:

MAIN HALL 13'7 x 7' (About 4.1m x 2.1m) walk-in understairs cupboard

LOUNGE 25'10 x 13'7 (About 7.8m x 4.1m) front bay window plus second front window, four wall light points, ornamental fireplace, with painted timber surround, marble insert and matching hearth and with inset coal-effect electric fire. Set in one corner there is a BAR ALCOVE fully fitted with shelving, servery and small stainless steel sink. From the lounge, open access to:

DINING ROOM 12' x 12' (About 3.6m x 3.6m) front bay window, fitted base cupboards and display shelving

KITCHEN 13'6 x 12'6 (About 4.1m x 3.8m) side picture window, matching medium oak base cupboards with double drainer stainless steel sink, integral dishwasher, matching eye level cabinets

KITCHEN EXTENSION 13' x 6'9 (About 4m x 2.1m) one wall with larder/crockery cupboard which has four louvre doors plus further recessed airing cupboard housing hot water cylinder with electric immersion.

From the main kitchen, brick archway to:

BREAKFAST ROOM 12'2 x 11'2 (About 3.6m x 3.3m) side and rear picture windows onto pool compound, two natural brick walls, display recess

UTILITY ROOM 7'2 x 6'8 (About 2.1m x 2m) plumbing for washing machine, single drainer stainless steel sink unit, eye level cabinets

REAR HALL with cloaks hooks

REAR CLOAKROOM low level WC, wash basin

PUMP ROOM with control unit for swimming pool

REAR LOBBY L-shaped with rear inside window, vent for tumble dryer, doors to rear patio and pool area

EAST CORRIDOR with doors to:

MASTER BEDROOM 19'6 x 12'9 (About 6m x 3.9m) rear picture window, matching bedroom furniture with central bed recess

BEDROOM TWO 19'6 x 12'8 (About 6m x 3.8m) rear picture window

FAMILY BATHROOM with panelled bath, vanity unit with wash basin, low level w.c, fully glazed tiled walls, heated towel rail, rear opaque window

SECOND BATHROOM with disabled bath/shower unit, vanity unit with wash basin, low level w.c., fully tiled walls, one wall with built in cupboard and recessed mirror

WEST CORRIDOR with doors to:

BEDROOM THREE 12'7 x 9'10 (About 3.8m x 3m) side picture window

BEDROOM FOUR 12' x 6'4 (About 3.6m x 1.9m) front window

From the east corridor, staircase with timber handrail leading to:

SMALL LANDING door to:

LARGE ATTIC SPACE (part boarded for storage)

BEDROOM FIVE/STUDIO ROOM 19'10 x 10'10 narrowing to 5'10 (About 6m x 3.3m x 1.8m) rear picture window

In the inspection Agent's opinion, the property is beautifully presented throughout

## THE OUTSIDE

The property is set in beautiful mature grounds which are a particular feature of the property.

From the road the property is approached via a recessed spayed pillared and gated entrance leading onto a brick paved driveway and adjacent parking area with ample parking and turning facilities.

Adjacent to the entrance drive there is a TIMBER RECEPTION/OFFICE (for kennels and cattery). There are large front lawns incorporating wildlife area and at the far side of these grounds there are a row of four mature apple trees.

The drive extends alongside the residence giving access to garaging and pedestrian gate to extensive rear gardens. Immediately at the rear of the property there is a WALLED POOL COMPOUND within which there is a HEATED SWIMMING POOL approx 26' x 12' (About 7.9m x 3.6m) – 4'6 depth (About 1.4m) plus Roman end with steps. The pool area with extensive paved surround and set within one wall there are windows overlooking the rear lawns.

Also at the rear of the property there is a rear paved patio area plus SEATING AREA with part walled surround. Beyond the pool compound and seating area there are well maintained lawns, beyond which there is a FEATURE SHRUBBERY GARDEN within which there is a profusion of mature flowering shrubs and also specimen trees and set within these grounds there is a LARGE LILY/FISH POND with adjacent small water cascade/stream. These rear gardens are screened from the kennel complex by golden Leylandii hedging and entire rear grounds are completely private and secluded.

*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited UPLANDS FARM but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.*





*Stables*



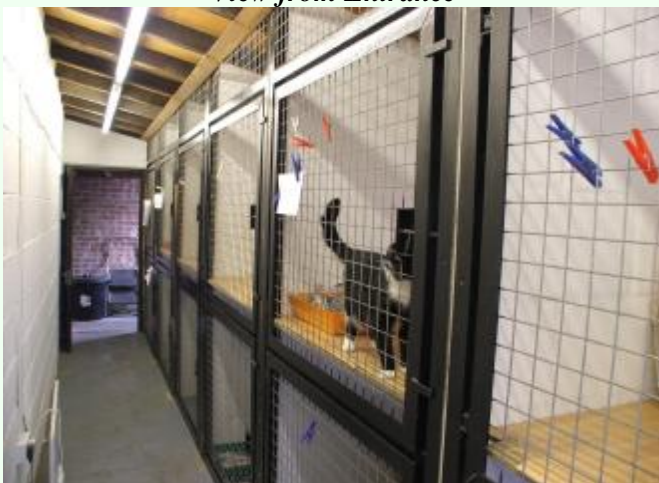
*View from Rear Gardens*



*View from Entrance*



*Pool Compound*



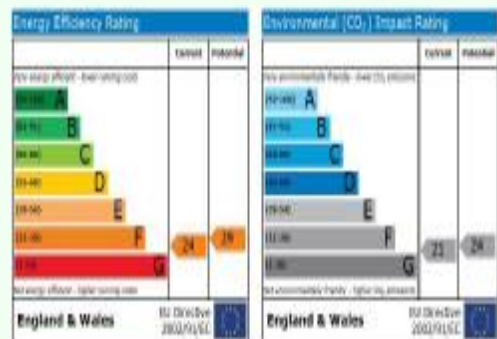
*Cattery (Internal)*



*Kennels (Internal)*



*Lounge*



*EPC Graph*