



# THE MANOR HOUSE

GOADBY MARWOOD, LEICESTERSHIRE

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## The Manor House

Goadby Marwood  
Leicestershire

The Manor House is a handsome, village house on an exceptional 3.31 acre plot with extensive outbuildings with the potential for a variety of uses. The Manor House is constructed in coarsed ironstone under a slate roof with tall elegant windows of classical proportions providing an abundance of light into all the principle accommodation.

Reception hall | Three principle reception rooms  
| Breakfast kitchen | Study | Cellar | Six bedrooms | Extensive outbuildings | Total plot approx.. 3.31 acres | Paddock |

### ACCOMMODATION

The property has been sympathetically upgraded by the current owners and offers stylish and well-proportioned accommodation over two floors. The large reception hall has stone flagged flooring with a mahogany staircase rising to the first floor. The inner hall has fascinating carved oak pillars. The principle reception rooms are bright, with high sash windows, many with working shutters and many other period features including fine fireplaces, coved cornices and cupboards add further to the appeal.

The kitchen is a noteworthy feature having recently been refitted to a high standard. This room also has high ceilings, access to the gardens and terrace, a fabulous flagstone floor and an excellent range of handmade cabinetry by Plain English, designed around an oil fired Aga and integrated appliances. For the wine enthusiast a fabulous vaulted cellar will have real appeal.

The first floor has a principle bedroom suite with vaulted ceiling, wardrobes and an attractive ensuite bathroom in a traditional style. There are two guest bedrooms with ensuite shower rooms and three further bedrooms. The family bathroom completes the first floor accommodation.

### OUTSIDE

The Manor House is beautifully set within its grounds, sitting behind a stone wall with two access points with timber gates. A guest parking area provides direct access to the front door, with a second set of electric gates leading to a large gravelled driveway, the outbuildings and ample parking. The front garden is laid to lawn with attractive planting, a particularly fine Wisteria, lawned areas. The rear garden is mainly lawned with delightful specimen trees, splendid terrace leading directly from the kitchen with attractive stone walling and fencing for privacy. An area of paddock land sits to the north of the outbuildings and extends to approximately 2.5 acres, intersected by rights of way to the western and northern boundaries.

### THE OUTBUILDINGS

The versatility of this fantastic range of outbuildings is exceptional. Built of brick and stone, they are L shaped and in part over two storeys, currently comprising a former coach house which has been significantly upgraded to provide a fabulous studio suitable for a home office/gymnasium, or with further works a large annex for relatives or guests. Indicative plans are available on request. The buildings have been well maintained and for those looking at equestrian uses it has excellent stabling, tack room, store rooms and an outside WC. The buildings also provide a large garage and the potential to create more.

### LOCATION

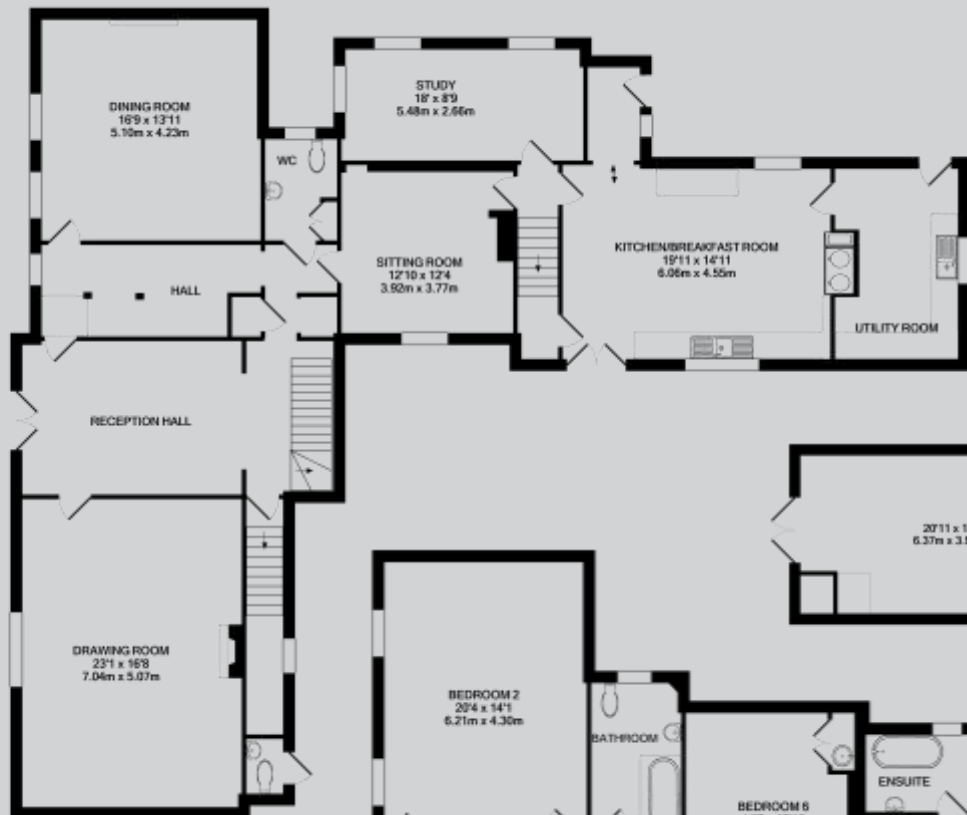
The Manor House is set within Goadby Marwood, a small and very picturesque village on the edge of the Vale of Belvoir. Unusually, the village is a no through road creating a peaceful atmosphere. Melton Mowbray six miles to the south provides all the usual amenities associated with a large market town, with Nottingham and Leicester located to the north west and south respectively. The area is popular with those with younger families at school, which are well provided in the state and private sector. Noteworthy schools are Oakham, 14 miles to the south, together with Uppingham, Stamford and Oundle. The area is well served by both road and rail, the A1 is 10 miles to the east and high speed trains to London Kings Cross from Grantham or St. Pancras from Leicester.



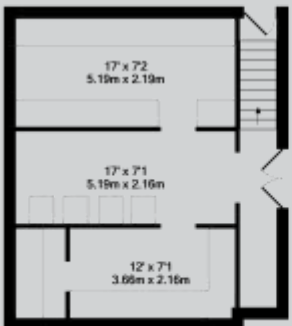
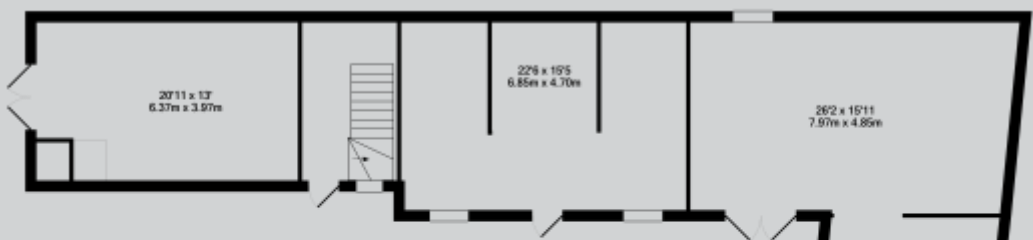


Main House Approx Gross Internal Floor Area = 384 sq/m – 4133 sq/ft  
 Outbuildings Approx Gross Internal Floor Area = 174 sq/m – 1872 sq/ft  
 Total Approx Gross Internal Floor Area = 558 sq/m – 6005 sq/ft  
 Measurements are approximate. Not to scale.  
 For illustrative purposes only.

Ground floor

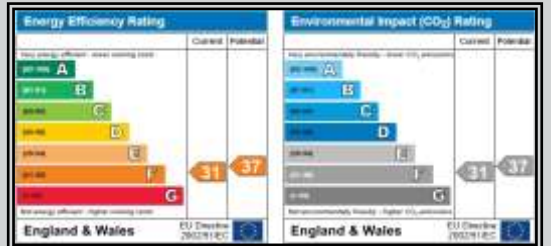


Ground floor outbuilding



Cellar

**NB.** Not to scale. For illustrative purposes only.  
 The Floorplans shown do not correlate the exact layout of the house.



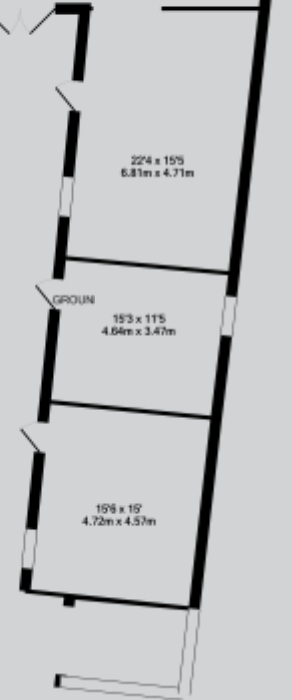
First floor in outbuilding (office)



First floor



**DIRECTIONAL NOTE**  
 From Melton Mowbray proceed north east on the A607. At Waltham on the Wolds turn left at the Royal Horseshoe public house and at the next left follow the signs to Goadby Marwood. Continue into the village where The Manor House can be found on the right hand side.







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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.