



# HECADECK COTTAGE, NETHER BROUGHTON







Hecadeck Cottage is fantastically located in the sought after village of Nether Broughton, Leicestershire with fantastic links to both Nottingham and Melton Mowbray. Positioned on a fantastic plot of just under an acre (with additional land available to rent/purchase under separate negotiation), this property offers not only equestrian potential but also potential to develop (STPP). The property has undergone extensive renovation and modernisation via the current vendors and boasts such luxuries and modern necessities as air source heating which powers the underfloor heating throughout the ground floor and two floors above.

The property attached to Hecadeck Cottage is also discreetly marketed by Moores Estate Agents, part of the Country & Equestrian brand and could be purchased under separate negotiation. This would create the potential for a purchaser to convert the buildings back to one seven bedroom property as they once were or to convert the cottage into an annex/ income potential. Combined the plots would total circa 1.25 acres. Please request more details from the agent.

On entering the property, you are immediately welcomed into the stone floored porch which leads you through to a fantastic entrance hall. This space offers not only a third reception room but is home to the fantastic white oak staircase that leads you to the two floors above. A log burner centres the room that has been finished with a fantastic tiled floor throughout. Off the entrance hall is the spacious and recently re fitted kitchen diner. Solid quartz work tops sit above fantastic cabinetry. Again, the floor is tiled throughout while the ceiling is lined with solid oak beams. As well as all of the integrated appliances that you would expect from a property and kitchen of this standard, the room also features a boiling and sparkling water tap. Off the kitchen is the ever important utility room which has been finished to the same fantastic specification as the kitchen before it. The dining room can be accessed from either the kitchen or entrance hall and is a plentiful space suited to all occasions. As well as the continuation of oak beams across the ceiling, the floor is also lined with solid Oak. The downstairs cloakroom is found back in the entrance hall, having been finished to the same extraordinary specification as the rest of the house. The third reception room is found to the end of the house. This room offers a real sense of occasion and grandeur due to not only the fantastic quantities of oak that have been used for its creation but also the sheer space that it offers as well as dual height ceilings.

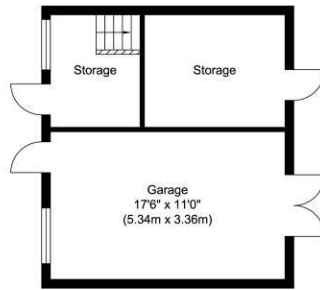
The Oak Staircase leads you to the first floor where you are welcomed with a spacious landing area. The master suite is to your left, offering an ensuite bathroom, dressing area and wonderfully proportioned double bedroom. The first floor is a further double bedroom and ensuite bathroom.

The second floor, accessed by the same wonderful staircase is home to two further double bedrooms that are both serviced by a shower room found on the landing.

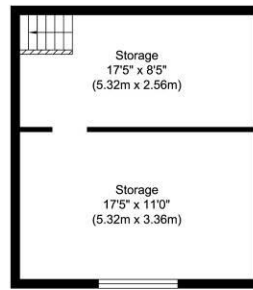
Externally, the property sits on grounds of just under an acre comprising formal gardens and patios as well as a paddock, opening the property up to equestrian potential. The grounds are home to four individual workshops, a single garage and individual stables.

The paddock offers the potential to develop (STPP). Previous plans can be found on the Melton Burrough council planning portal. It is the consensus of both the agent and local planners that with minor tweaking, this site will achieve planning.

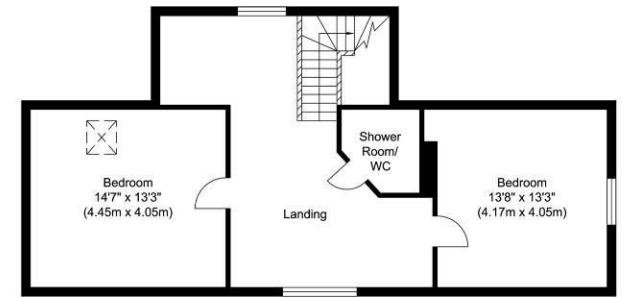
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		69
		79



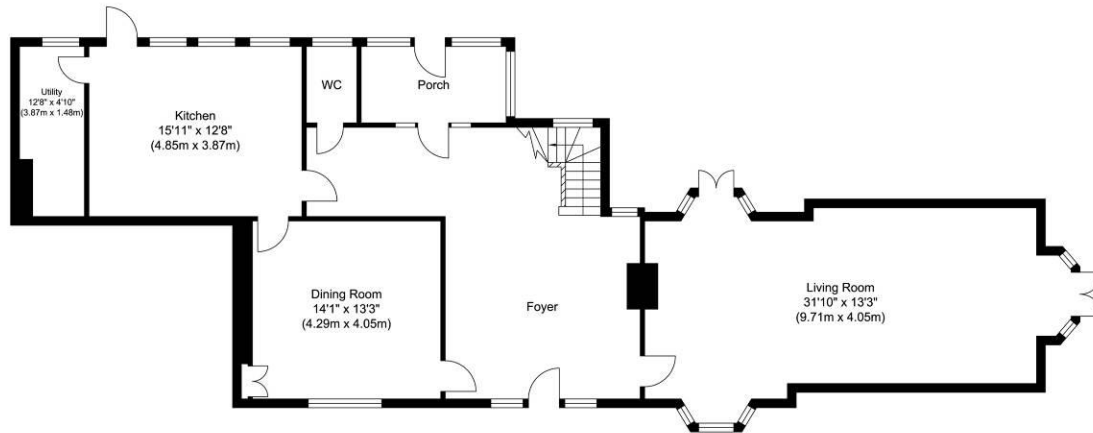
Outbuilding  
Ground Floor  
Approximate Floor Area  
346.05 sq. ft  
(32.15 sq. m)



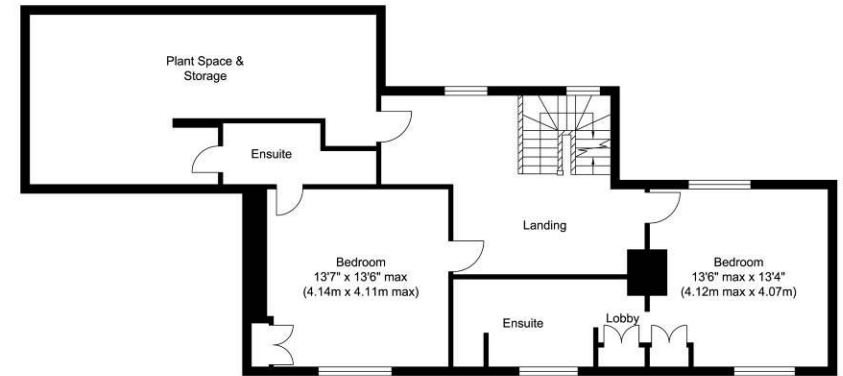
Outbuilding  
First Floor  
Approximate Floor Area  
346.05 sq. ft  
(32.15 sq. m)



Second Floor  
Approximate Floor Area  
673.39 sq. ft  
(62.56 sq. m)



Ground Floor  
Approximate Floor Area  
1331.92 sq. ft  
(123.74 sq. m)



First Floor  
Approximate Floor Area  
1026.76 sq. ft  
(95.39 sq. m)

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

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.