



COUNTRY
&
EQUESTRIAN

THE OLD VICARAGE
AB KETTLEBY





Fully Restored Grade II Georgian Residence Set In Approximately Half An Acre

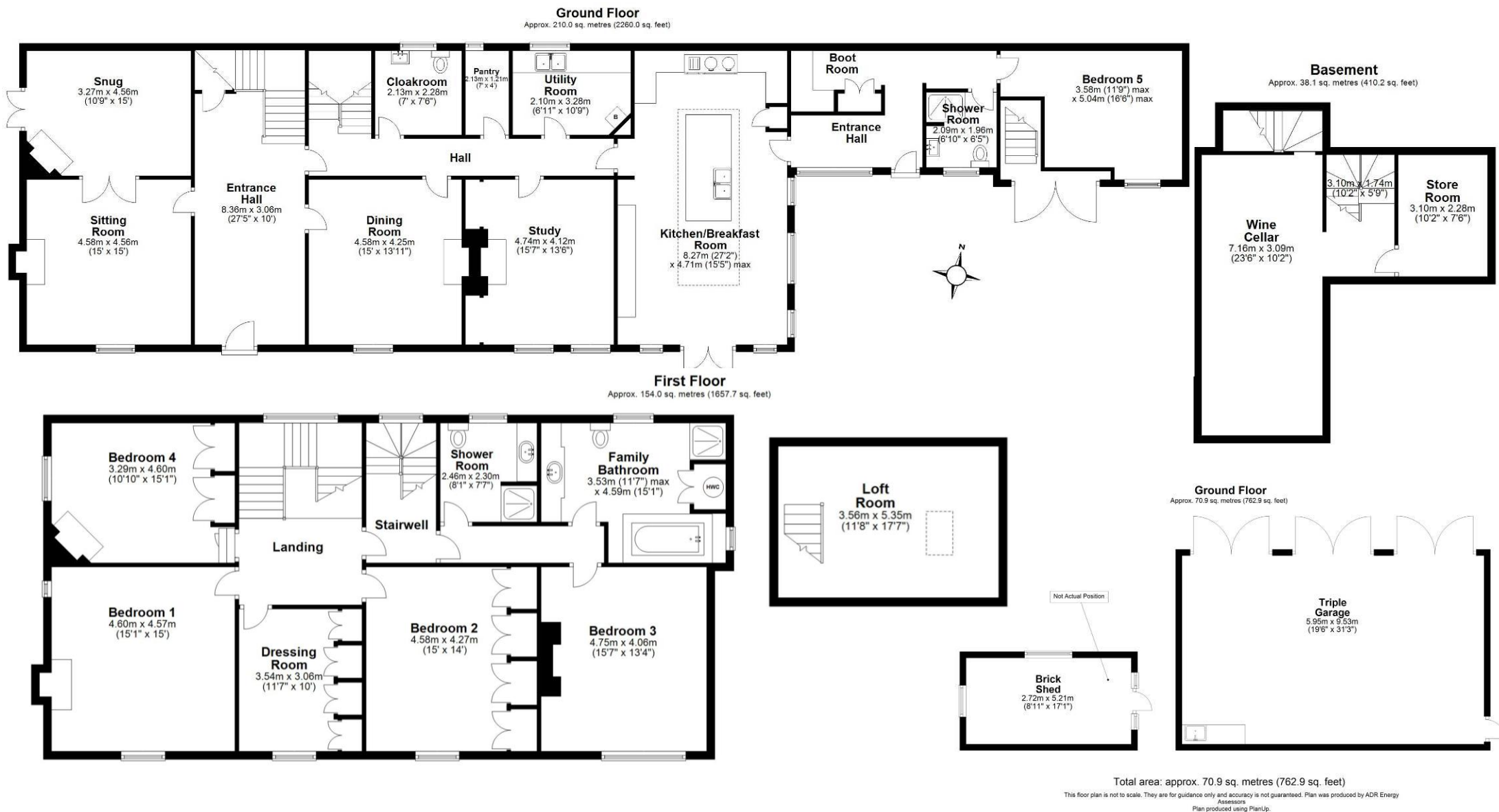
The Old Vicarage is an elegant Georgian home, benefitting from being situated in a tucked away private location in the centre of this popular village. The property offers immaculately kept South-facing grounds, a gated courtyard with coach house and a recently constructed three-bay garage.

This stunning residence has excellent proportions and a flexible layout, with accommodation comprising an impressive reception hall with feature rampant twist staircase and original flagstone flooring, formal sitting room with wood burner, snug, dining room, study, cloakroom and staircase down to the sizeable wine cellar. Further on the ground floor is the newly fitted hand-built kitchen with centre island, AGA and Orangery seating area with Atrium, pantry and separate utility room. The kitchen gives internal access to the connecting coach house with a double bedroom, shower room, boot room and stairs to a loft room above. The first floor offers four spacious double bedrooms, a dressing room and two bathrooms.

Ab Kettleby is an unspoilt village offering a public house and an active primary school, which has won an award of excellence by the DFEE. Further amenities can be found in the nearby market town of Melton Mowbray, also the city of Nottingham which is easily accessed. The property is well placed for horse riding and the renowned health hydro of Ragdale Hall. There are a number of noted independent schools in nearby Oakham, Uppingham, Loughborough and Nottingham. Direct access can be gained from Ab Kettleby across to Six Hills and onwards to Loughborough and Leicester. Easy commuting to London can be gained from Grantham to Kings Cross, Leicester to St Pancras and Nottingham to St Pancras, journey times approximately 75 minutes to 1 hour.

A character former vicarage which has undergone extensive updating whilst keeping its character features. It gives the opportunity for country house living with easy upkeep and affordable running costs having a renewable heating and electric system with solar covering the costs due to having a battery bank, and a payback tariff. NO CHAIN.

With a tucked away gated approach, landscaped gardens which are designed with lock up and leave in mind.



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