



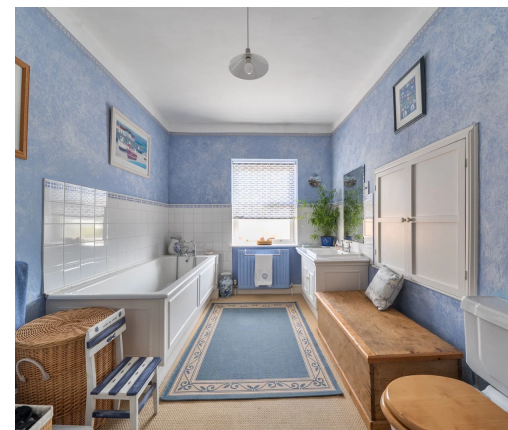
Nook Farm, Sproxton



Bedrooms: 4 Bathrooms: 2 Receptions: 3

A characterful four-bedroom period farmhouse with a self-contained annexe, extensive stabling and outbuildings, set within established grounds and paddock land in the sought-after village of Sproxton.

- Character Period Farmhouse
- Four Bedrooms
- Three Reception Rooms
- Self-Contained Annexe
- Extensive Equestrian Facilities
- Multiple Stables & Barns
- Over 2,000 Sq Ft of Outbuildings
- Established Grounds & Paddock Land
- Versatile Smallholding Potential
- Sought-After Village Setting





Commanding a tranquil position on the fringe of this sought-after Leicestershire village, Nook Farm presents a distinguished Victorian double-fronted four-bedroom country residence, complemented by a self-contained one-bedroom annexe and an impressive suite of agricultural-grade outbuildings.

Far more than a simple smallholding, this property offers a genuine rural lifestyle opportunity. The extensive range of buildings includes a substantial barn with fitted stabling, a dedicated hay store, and sizable machinery/storage facilities—providing fully-equipped infrastructure for equestrian pursuits, livestock management, or commercial-scale storage solutions.

The grounds are a defining feature, encompassing approximately 3-acres of well-drained paddock land, a productive orchard, and mature gardens, all enclosed by traditional stone walling that reinforces the property's timeless character.

Set along a quiet, no-through lane, the property affords remarkable seclusion whilst remaining woven into the fabric of village life. This is a rare opportunity to acquire a fully-functional rural holding - with the inherent versatility to support part-time farming, livery operations, or simply an unparalleled country retreat with genuine agricultural capacity.



Sproxton is an attractive and highly regarded Leicestershire village, set amidst rolling open countryside. Despite its peaceful, rural setting, the village offers excellent connectivity to the market towns of Melton Mowbray, Oakham, and Grantham (with direct trains to Kings Cross). The area is well-served by a network of footpaths, bridleways, and quiet country lanes, making it an ideal base for those seeking immediate access to outstanding riding and walking country, combined with convenient regional access.



Nook Farm, 2 The Nook, Sproxton, Melton Mowbray, LE14

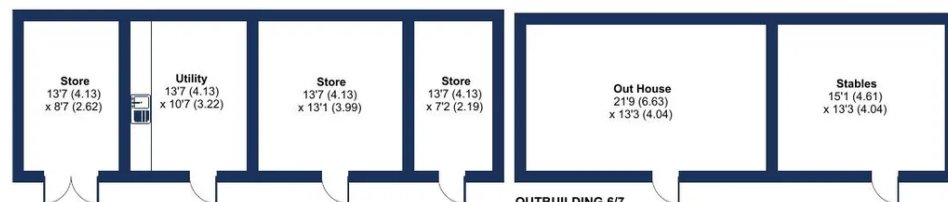
Approximate Area = 2191 sq ft / 203.5 sq m

Annexe = 380 sq ft / 35.3 sq m

Outbuilding = 2057 sq ft / 191.1 sq m

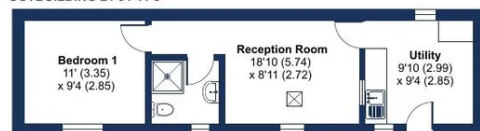
Total = 4628 sq ft / 429.9 sq m

For identification only - Not to scale

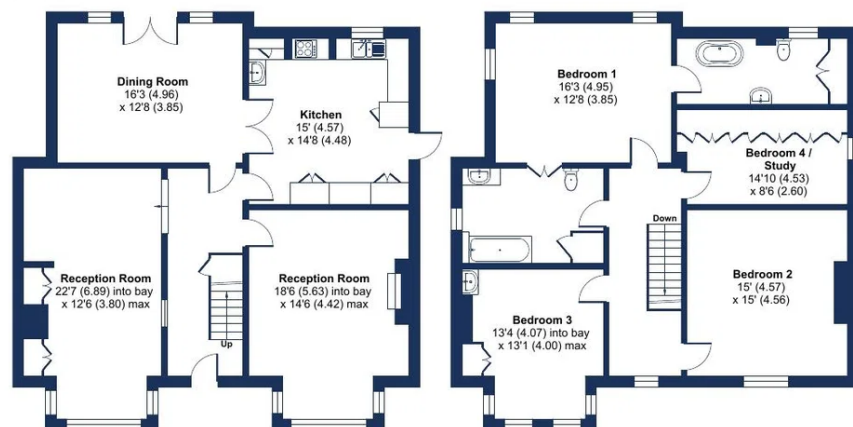


OUTBUILDING 2 / 3 / 4 / 5

OUTBUILDING 6 / 7

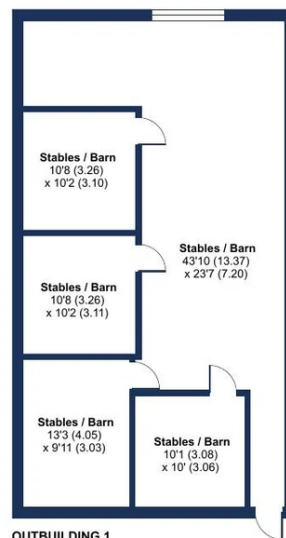


ANNEXE



GROUND FLOOR

FIRST FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Moores Estate Agents. REF: 1500740



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