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Rookery Lane, Wymondham

Bedrooms: 3 | **Bathrooms:** 3 | **Receptions:** 5

A substantial character property positioned at the edge of a popular village in a conservation area, this former Coach House and Stables originally formed part of the nearby Stapleford Park estate and features an original Colleyweston slate roof. The house offers flexible accommodation in a highly desirable location with access to excellent local schools, amenities and transport links to London. Offered to the market with no onward chain.

- 2569sq ft of accommodation in main house
- Impressive, large entrance hall with multi-fuel burning stove
- High ceilings provide lots of natural light
- Suitable for multi-generational living/annexe potential
- Additional study which could serve as fourth bedroom
- Kitchen/breakfast room with adjoining utility/boot room
- Open-fronted garages formed from former stables
- Private rear garden with patio and access to Garden Room



















Property Type: Link Detached House

Bedrooms: 3 | **Bathrooms:** 3 | **Receptions:** 5

This Coach House currently offers two generously proportioned first floor bedrooms with private en-suite bathrooms. The 3rd bedroom and en-suite is located on the ground floor in a later extension and is currently being used as an informal lounge. This suite is understood to have previously been a private flat used by royalty when hunting in the nearby area. There is a light, high ceilinged entrance hall with travertine tiles and multi-fuel burning stove, a good-sized sitting room with feature window, and a study perfect for homeworking. The formal dining room leads to the kitchen and breakfast room and there is a separate Utility/Boot Room with access to the courtyard and outside tap for washing muddy paws.

The main house has a range of connected outbuildings which could provide further accommodation. There is a large, gravelled courtyard and open-fronted garages offering plenty of parking. To the rear is a good-sized private garden planted with shrubs, perennials and featuring a substantial, mature Magnolia tree.

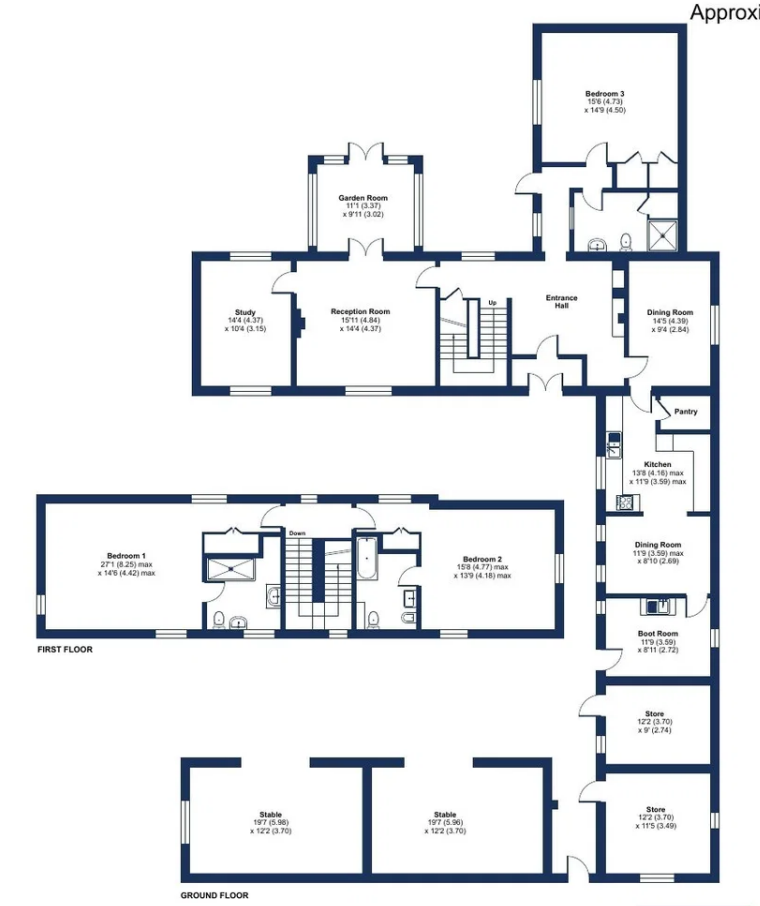
This lovely, generously proportioned home is located at the end of a quiet lane on the edge of the village with quick access to fields and easy walking distance to the village nursery and primary school.

The village boasts a locally renowned gastro pub, along with a local windmill and tearooms, and a few independent shops. Situated between Melton Mowbray (5 miles) and Oakham (8 miles), local shops, restaurants, cinema and excellent state and public schools and Stamford are all in easy reach. Excellent transport links are close by with mainline trains from to London from Grantham taking an hour and the A1 less than 10 minutes away.

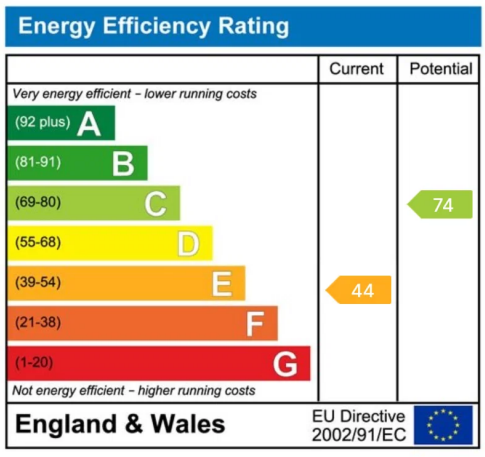
Offered with NO CHAIN.

Rookery Lane, Melton Mowbray, LE14

Approximate Area = 2569 sq ft / 238.6 sq m
Outbuildings = 720 sq ft / 66.8 sq m
Total = 3289 sq ft / 305.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Moores Estate Agents. REF: 1414497





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