A rare opportunity to acquire a substantial range of outbuildings including an existing two bedroom apartment at the rear of a fine period property in open countryside just outside the popular village of Eaton. Comprising a three storey outbuilding with planning consent for conversion to three dwellings offering 5,000 sq.ft of accommodation, a two bedroom separate apartment (764 sq.ft) and a further range of single storey buildings with potential for further conversion, the development is situated around a private courtyard and also offers a large rear garden and in total, the potential to create four/five dwellings in total, three with open views and an attractive private approach.

**Property at a glance**

- Substantial Range of Outbuildings Including an Existing Two Bedroom Apartment
- Energy Rating - Plot D The Apartment: G
- Situated In Open Countryside
- Comprising a Three Storey Outbuilding with Planning Consent for Conversion to Three Dwellings Offering 5,000 sq.ft of accommodation, a Two Bedroom Separate Apartment (764 sq.ft) and a Further Range of Single Storey Buildings with Potential for Further Conversion
- Situated around a Private Courtyard
- Large Rear Garden
- Attractive Private Approach

**THE PROPERTIES**

**Three Storey House - Plot A**
Plot A consists of approximately 60% of a substantial three storey outbuilding which currently consists of garaging, workshops and former grooms/servants quarters on two floors above. The proposed three storey conservation of this building together with a ground floor extension will provide 309 sq.m (3,326 sq.ft) of accommodation which will provide four or five bedrooms with three reception rooms and a substantial living/kitchen overlooking a large south facing garden.

**Plot B**
Will comprise the ground floor conversion of the three storey building also used to create the conversion Plot A and this will offer 88 sq.m (947 sq.ft) of accommodation to include a large living/dining kitchen, two double bedrooms with two showers rooms. This will open onto a courtyard serving Plots B, C & D. These apartments are ideal for professional couples, to let, for retirement purchasers or second homes.

**Plot C**
This comprises the first floor of the three storey building which with three dormer windows will provide attractive accommodation and offers 72 sq.m (775 sq.ft) capable of two or three bedroom accommodation. This property will have its own independent staircase access and parking within the existing courtyard.

**Plot D - Apartment**
This building currently comprises a well appointed two bedroom first floor apartment with a reception hall on the ground floor and adjacent archway. The archway serving the rear courtyard will be closed off. The current planning consent allows for the apartment to be converted to a mews house but as the adjacent property has now been sold, this property will remain a two bedroom apartment which is capable of being immediately being let or redeveloped to incorporate a range of single storey outbuildings.

The existing apartment offers 71 sq.m (764 sq.ft) of accommodation and the adjacent single range of buildings with store room could either provide approximately 60sqm of accommodation or a further one bedroom separate conversion (subject to a revised planning consent/approvals). All of the proposed conversions are situated around a private courtyard with an independent access.

**Accommodation**
The existing accommodation comprises:

**Split Level Landing**
Radiator and airing cupboard housing an insulated hot water cylinder. Off is:

**Kitchen**
14’2” x 10’4” (4.32m x 3.15m)
A range of base cupboards and matching eye level units. A range of rolled edge work surfacing with inset stainless steel sink. Integrated appliances to include a Lamona electric oven and four ring ceramic hob. Space and plumbing for dishwasher and washing machine, double glazed window and night storage heater.

**Current Living Room**
14’1” average x 12’2” (4.3m average x 3.7m)
Double radiator, secondary double glazed window overlooking the courtyard and night storage heater. This room has a connecting door to the rear of the main house (The Granary).

**Bedroom One**
13’10” x 10’10” (4.22m x 3.3m)
Night storage heater and sealed double glazed window overlooking courtyard.

**Bedroom Two**
10’11” x 8’7” (3.33m x 2.62m)
Multi-paned window overlooking courtyard, night storage heater and built-in cupboard over stairs.

**Bathroom**
Fitted with a white three piece suite comprising a panelled bath, wash hand basin and low level WC. Double glazed window to side, part tiling to the walls and heated towel rail/radiator.

**Agents Note**
The planning consent approved by Nick Bacon Architectural Design includes Plot F, a two storey cottage which has been sold with the adjacent house The Granary. The buildings shaded pink on the plans in the particulars show a range of single store buildings which will now be retained within the courtyard which provide potential for further accommodation or a separate unit. Rights have been reserved for water and electricity.

**Location**
Eaton is a particularly unspoil hillside village of predominantly stone and brick cottages and houses. The village offers a village hall and a large community park and there are local shops, doctor’s surgeries, schools etc. in the neighbouring villages, the focal point of the village, St Denys Church dates back to Saxon times and is Grade I Listed. It is situated in the North East corner of Leicestershire, approximately 8 miles from Melton Mowbray, 10 miles from Grantham, 15 Miles from Oakham, with Leicester, Nottingham, Newark and Stamfordly approximately 25 miles away, and within easy access of all major road networks. For commuters Eaton is conveniently positioned with easy access to a number of centres and with a mainline railway station available at Grantham, the drive time to the station is very quick and the service to London Kings Cross takes approximately 65 minutes, with the service from Melton Mowbray travelling between Birmingham and Stansted Airport. There is good schoolinig available at nearby Ratcliffe College, Oakham School, Loughborough Endowed Schools and The Kings School (boys) and Walton High School (girls) in Grantham.

**Guide Price:** £325,000