



Melrose Lodge

Marefield Road, Owston, Oakham, Leicestershire



A beautifully positioned country house with extensive grounds, a cottage, garaging, and up to 86 acres

An unlisted country house, set in open countryside, with extensive garaging, a cottage, a series of ponds and up to 86 acres.

Available as a whole or in up to 3 lots.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



EXTENSIVE GARAGING & COTTAGE



86 ACRES IN 3 LOTS



FREEHOLD



RURAL



5,155 - 10,286 SQ FT



£3,320,000

The property

Built in 1990, Melrose Lodge enjoys a wonderfully private position in open countryside, completely hidden from the road at the end of a 450 metre driveway. The house is filled with natural light, offering generous proportions and stunning views in every direction. A welcoming front porch opens into a central hallway with a staircase ahead. To the left lies a spacious kitchen and breakfast area, featuring an oil-fired Aga, a large central island with gas hob and oven, ample drawer storage, a breakfast bar and an overhead pot rack. Additional fittings include wall-mounted units, an American-style fridge/freezer, and a bespoke bench with built-in wine racks on either side. A corridor from the kitchen leads to a large utility/laundry room with an adjoining pantry, a cloakroom, and internal access to the garage. To the right of the hall is a formal dining room with a nearby cloakroom. Beyond, steps descend to a magnificent drawing room, bathed in light thanks to its triple aspect and centred around a stone fireplace. Adjacent is a cosy snug with an electric fire and bay window. The ground floor includes a study and an impressive snooker room with a full-sized table and bar.

Upstairs, the principal bedroom suite occupies the western corner of the house offering south-westerly views and a triple aspect. There are four further double bedrooms, one of which has an en suite, along with a large family bathroom featuring both bath and shower.

Outside

The sweeping driveway culminates in a central roundel planted with mature shrubs and surrounded by lawn. A gravelled parking area lies to the front of the house, while well-maintained lawns wrap around the property, dotted with mature trees and shrubs. To the north, an arbour leads to a picturesque fountain and lilly-covered pond. To the east, stone steps descend to a charming garden room fronted by a sizeable terrace with a raised ornamental pond. Beyond, the land gently slopes eastward to a series of spring-fed ponds and paddocks. A branch of the main driveway leads to a substantial brick-built outbuilding comprising a one bedroom cottage set over two floors, garaging and workshops. Beyond this are three garages. The remaining land, set to arable use, lies to the north and south.



Lotting

Lot 1 - Melrose Lodge, gardens and outbuildings
About 13.95 acres (5.65ha)
Guide Price: £2,500,000

Lot 2 - Field to the north. Currently on a 2 year
Farm Business Tenancy ending in 2026.
About 14.44 acres (5.84 ha)
Guide price: £220,000

Lot 3 - Field to the south currently on a 2 year Farm
Business Tenancy ending in 2026.
About 57.45 acres (23.25 ha)
Guide price: £600,000

Location

Melrose Lodge enjoys a truly rural setting amidst some of Leicestershire's most picturesque rolling countryside, situated just south-west of the village of Owston and north-east of Tilton on the Hill. The market town of Oakham lies approximately 8 miles to the east and offers a range of amenities, including three major supermarkets, as well as rail connections on the Birmingham to Peterborough line.

The area is well-served by excellent schooling options. Preparatory Schools include Brooke Priory and Witham Hall, while renowned public schools such as Oakham, Uppingham, Stamford and Oundle are all within easy reach.

Nearby Rutland Water offers a wide range of leisure and outdoor activities including walking, cycling, sailing, and birdwatching. Golfing enthusiasts are well-catered for with courses at Luffenham Heath, Greetham, Burghley Park and Stoke Rochford.

Transport links are convenient with the A47 providing access westward to Leicester and eastward to Uppingham, Stamford, Peterborough and the A1. High-speed train services are available from both Leicester and Market Harborough, while Oakham connects to the East Coast Mainline via Peterborough.









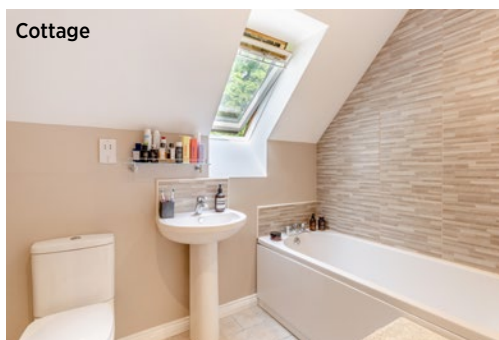


Outbuildings Cottage

Situated to the north of the main house, the cottage adjoins the garaging and workshop complex, offering a versatile annexe or guest accommodation. Entry is via the southern elevation, leading to a hallway with a cloakroom. To the right lies a spacious 20'x20' open plan living kitchen, featuring a central island, electric hob and oven, and a range of fitted units. The room includes dining and sitting areas, enhanced by full-length bifold doors that open onto views of the paddocks and the series of spring-fed ponds beyond. Upstairs, there is a generously sized double bedroom and a well-appointed bathroom with both bath and shower.

Garaging and tool sheds

Located behind the cottage are two double garages and a workshop complete with stairs leading to storage above. A short distance beyond are a further three garages which have electricity connected. These buildings offer excellent space for vehicle storage, hobbies, or further development subject to consents.



Distances

- Oakham 8 miles
- Melton Mowbray 9 miles
- Uppingham 11 miles
- Leicester 13 miles
- Market Harborough 15 miles
- M1 (Junction 22) 23 miles
- Nottingham 33 miles
- East Midlands Airport (EMA) 34 miles

Nearby Stations

- Oakham
- Leicester
- Market Harborough
- Melton Mowbray

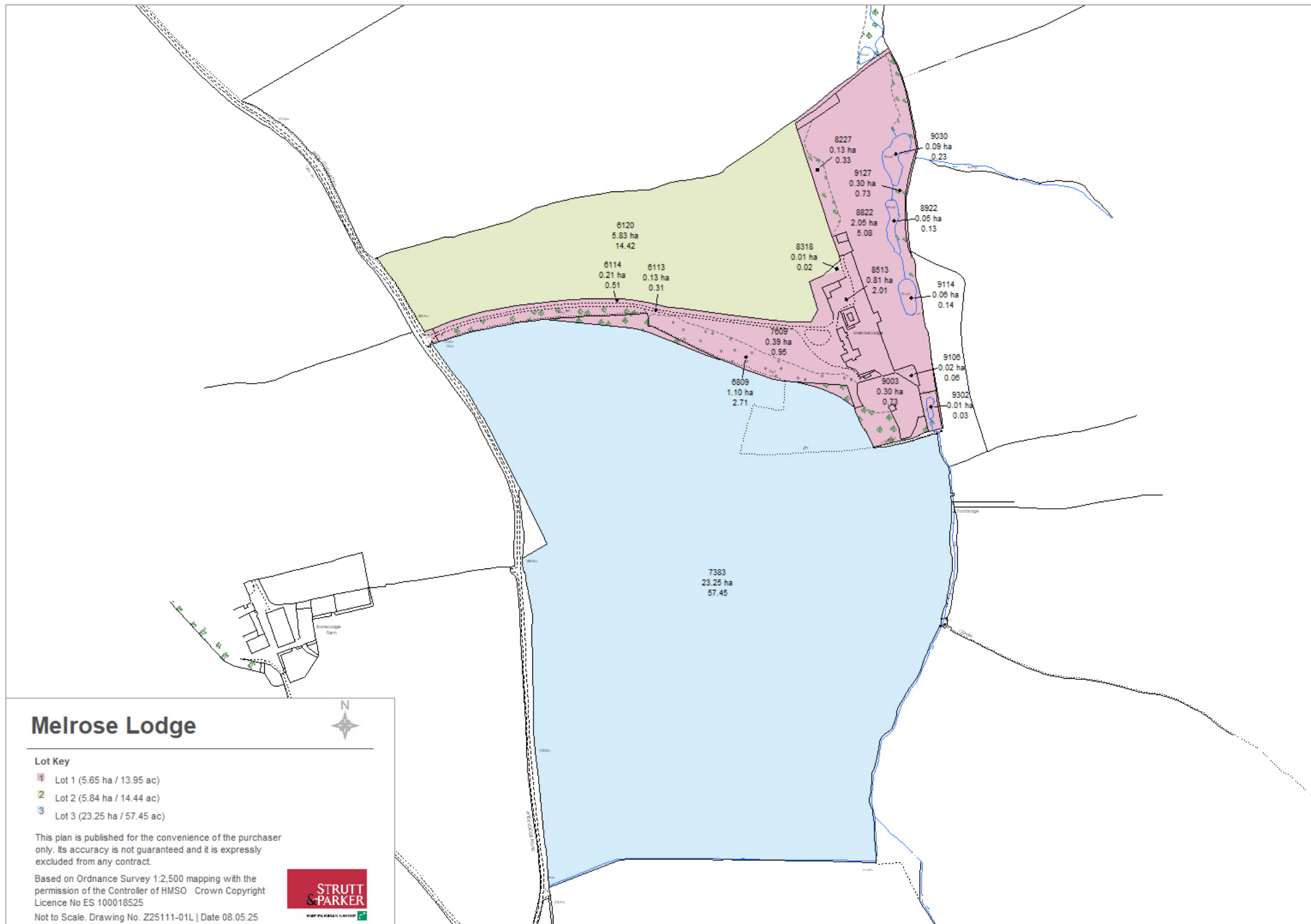
Key Locations

- Rutland Water
- Hambleton Hall
- Burghley House
- Belvoir Castle and 'Engine Yard'
- National Space Centre

Nearby Schools

- Oakham
- Uppingham
- Stamford
- Leicester Grammar
- Brooke Priory
- Witham Hall
- Uppingham Community College
- Catmose College







The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Floorplans

Main House internal area: 5,155 sq ft (479 sq m)
 Garages internal area: 3,210 sq ft (298 sq m)
 Annexe internal area: 807 sq ft (75 sq m)
 Outbuildings internal area: 1,114 sq ft (103 sq m)
 Total internal area: 10,286 (956 sq m)
 For identification purposes only.

Directions

Post Code: LE15 8DL ///what3words: steer.competent.
 youths takes you to the start of the drive where it
 meets Hyde Lodge Road

General

Local Authority: Harborough District Council
 Tel: 01858 828282

Services: Mains water and electricity are connected.
 Oil-fired central heating. Private drainage which
 we understand may not comply with the relevant
 regulations. Further information is being sought.
Mobile and Broadband checker: Information can be
 found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Main house E and Annexe C

Fixtures and Fittings: As per contract

Wayleaves and easements: A footpath crosses
 diagonally across all three lots. Further information
 is available from the agent. However, the property is
 sold subject to any wayleaves or easements, whether
 mentioned in these particulars or not.

Stamford

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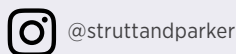
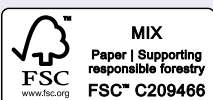
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